

**New Castle Town Council Regular Meeting
Tuesday, January 18, 2011, 7:00 p.m., Town Hall**

Call to Order Mayor Pro Tem Bunn called the meeting to order at 7:00pm

Pledge of Allegiance

Roll Call	Present	Mayor Pro Tem Bunn
		Councilor Stuckey
		Councilor Leland
		Councilor Russi
		Councilor Riddile
		Councilor Metzger
	Absent	Mayor Breslin

Also present were Town Human Resources Manager Mike Edgar, Administrative Assistant Sharon Rather, Town Clerk Melody Harrison, Town Planner Tim Cain, Town Public Works Director John Wenzel, Assistant Public Works Director Dave Gray, Deputy Finance Director Gary Atkinson, Consultant Planner Davis Farrar, and Consultant Engineer Jeff Simonson.

Meeting Notice

Town Clerk Melody Harrison verified that her office gave notice of tonight's meeting in accordance with Resolution TC-2011-1.

Conflicts of Interest

There were no conflicts of interest.

Citizen Comments on Items NOT on Agenda

There were no citizen comments.

Consultant Reports

Consultant Attorney - not present

Consultant Planner – Davis Farrar – Consultant Farrar reported that he had attended the Historic Preservation Commission meeting to review the Library project. The Library applications should go to the Planning & Zoning Commission in early February and then to council.

Consultant Engineer – Jeff Simonson – Reported to the council on the warranty work in Lakota Canyon Ranch that will come due on April 1, 2011. He provided a report that detailed each filing's issues along with cost estimates. The council briefly discussed it, as well as how to move forward with Lakota.

Public Comments

Bret Payne, 539 Riverview Drive, Apt. 1301 – Mr. Payne stated that he had a particular expertise in roadways, and suggested that the Town consider using a product called Dura Crete, which is lighter and less expensive than concrete, has a ten-year guarantee and could be chip-sealed. He offered to provide Engineer Simonson with contact information on a supplier.

Engineer Simonson told council that he was exploring options for pedestrian safety on the I-70 interchange bridges, and that LOVA, RFTA and the county are all interested in being part of the project. They will also explore grant monies to fund it.

Town Public Works Director John Wenzel - Director Wenzel told council that Grand River Park had been awarded a drainage and flood control award from the Colorado Chapter of the American Public Works Association. Director Wenzel introduced Assistant Public Works Director Dave Gray, who wrote the article and submitted it to the APWA for their consideration. The council congratulated Director Wenzel and Assistant Director Gray. They also asked staff to post the article on the town website, in the town newsletter and on the water bills.

Director Wenzel told council that the POSTR committee had reviewed the tree ordinance, and that the utilities department is accepting applications for the full time, temporary position.

Items for Consideration

RFTA Park and Ride Update

Planner Tim Cain addressed the council regarding the RFTA Park and Ride. He stated that the RFTA planners had met with the Denver RTD staff and discussed how to go about developing a public-private partnership or P3. Planner Cain provided an article in the council packet on P3 entities, and explained that RFTA had never entered a P3 agreement. He stated that if RFTA chose not to pursue a P3, they had budgeted fifty-thousand dollars for an engineered design, and that Mr. Blankenship would ask the RFTA board for a supplemental appropriation of three to four hundred thousand dollars for construction of the Park and Ride. Councilor Leland felt that a parking garage would not provide much of a benefit to the town, but a commercial use would. He described the P3 partnership that was negotiated by REDC, and felt that REDC could advise the Town and help negotiate the P3 agreement with RFTA.

Mayor Pro Tem Bunn was concerned that RFTA did not seem to recognize the Town as a financially contributing partner, and the council agreed. She was also concerned that the number of busses coming to New Castle had been reduced. Councilor Stuckey stated that at the RFTA meeting the previous week, the Park and Ride project was well thought of. Councilor Stuckey told council he had resigned his position as an alternate to the RFTA board, and that Mayor Breslin had been elected vice chair. He thought that the Town would have more voice with RFTA with the Mayor serving as an officer of the board.

Bret Payne, 539 Riverview Drive, commented that with the poor economy, many people were moving back to the New Castle area, but with the limited public transportation, it made getting to work difficult. He stated that his wife worked in El Jebel, often working late shifts. No busses were available for late-night commuters, and he felt that was a problem for many people.

Councilor Russi asked the council if they should pursue a P3 agreement and Councilor Leland felt they should.

Council discussed the possible structures that could be erected on the site. Consultant Planner Davis thought the lot potentially difficult to build on. Councilor Leland said that from an economic development point, if a nice job were done, perhaps Silt and Rifle would see the advantages of joining RFTA. Mayor Pro Tem Bunn said she recalled Dan Blankenship suggesting a park and ride on lower level and a commercial use on the upper level. Councilor Russi also remembered that statement. Councilor Stuckey felt that developing the property with a multi-use structure would not take as long as four or five years, as stated previously. The council also discussed appointing an alternate to the RFTA board. Planner Cain

volunteered for the alternate position, provided it would be acceptable in the RFTA bylaws. Mayor Pro Tem Bunn said she would be glad to be the alternate, but she would not always have time for the meetings. Planner Cain stated he would do further research on the P3 as well as the RFTA bylaws. The council agreed that a P3 agreement was needed, but that the Town should not have to wait too long for it to happen. Planner Cain and Consultant Farrar discussed some possible economic development incentives, and Consultant Farrar noted that McDonald's could be a catalyst. Councilor Russi felt the council should summarize their opinions and create a statement of position. Council agreed their statement would include that:

The Town is a willing and active financial partner in RFTA;

Through staff and REDC, the Town is an enthusiastic participant in the development of the P3 agreement;

The Town is ready to assist in a commercial development on the RFTA lot at the corner of Main Street and Burning Mountain Avenue;

The Town has condoned the unofficial park & ride at the corner of CR 335 and Castle Valley Boulevard;

The Town has provided an unofficial parking area on Town property for the commuters that utilize the 6th Street bus stop, and the town would like to regain use of this property;

The town has regularly affirmed its interest in expeditious development of RFTA's site using funds that RFTA has designated for New Castle.

The Town believes that a multi-use structure will best serve both RFTA's need for parking and the Town's need to serve its citizens and improve the local economy.

Mayor Pro Tem Bunn asked Town Clerk Harrison to write a summary for the council.

Consider 2011 Grant Awards for Outside Agencies

Councilor Russi noted that the amounts suggested to award each applicant were close to what they had asked for. Mayor Pro Tem Bunn said there had been \$9,800.00 budgeted for 2011 for grants. In 2010 there had been more money and the council had been able to hold funds in reserve for applicants who needed supplemental funds later in the year. It was her opinion that the council should reduce the amount of each grant award, and that the extra monies be held in the event they will be needed later. The council discussed each applicant briefly. Administrative Assistant Sharon Rather described the application process to the council. There was some discussion as to why certain agencies such as the library and Art in Public Places had not applied. Councilor Russi suggested funding 77 percent of each request and holding the remaining 23 percent in reserve. The Council agreed that each applicant should receive 77 %.

MOTION: Councilor Metzger made a motion to approve awarding each grant applicant 77 percent of their request, and that the check should be sent along with the letter awarding the grant. Councilor Russi seconded the motion and it passed unanimously.

Consider Resolution TC-2011-2, A Resolution of the Town Council of the Town of New Castle Authorizing Bank Accounts and Signers on Bank Accounts

MOTION: Councilor Leland made a motion to approve resolution TC-2011-2. Councilor Russi seconded the motion and it passed unanimously.

Economic Development Committee Update

Councilor Leland updated the council on the progress of the Economic Advisory Committee (EAC). He referred to the first page of information provided in packet which was a draft of the committee description. He stated that the ad hoc committee would meet for the last time the

following day, before the New Castle EAC takes over. He described the four points of purpose adopted by the Town some years earlier, and felt that a statement about economic diversity should be assessed. He said that at the Governor's meeting, much of the discussion centered on the dependence of many communities on a single industry, which creates a boom and bust economic cycle. He felt there had not been enough discussion regarding economic diversity, and wanted to help secure the Town's economic stability by adopting a policy of diversity. Councilor Leland asked council to confirm that this was one of the Town's goals. Councilor Russi stated that he thought that diversity was already a goal of the Town. The council changed purpose point number two to say "To provide a diverse economic base."

The proposal for membership of the EAC is two members appointed by council and two members appointed by the chamber of commerce. These four will appoint three additional members. Because the New Castle Economic Advisory Committee will report to council, to the chamber and to the Rifle Economic Development Corporation (REDC), the committee will have to function autonomously from all three entities. He stated that some information would remain confidential until clients are ready to make application. Councilor Leland said that the REDC had interesting conflict of interest policy in that members would not use their membership for direct personal gain, although the EDC gives preference to members for contracts or purchases under \$2,500.00. Amounts larger than \$2,500.00 go out for bid. Councilor Leland asked council to allow the EAC to be able to report to council during the finance committee meeting, rather than during a regular council meeting, and council agreed. He then asked council to appoint a second member to the EDC, noting that the second member could be someone other than a councilor. Councilor Leland suggested Councilor Stuckey and the council agreed.

New Castle resident Mr. Bret Payne, of 539 Riverview Drive, stated that he would like to be considered for a seat on the committee. Councilor Leland said he would take Mr. Payne's information to the committee. Councilor Metzger suggested that Mr. Payne tell council about his business. Mr. Payne stated that he would be opening a fitness center on the 300 block of Main Street. Grand opening will be February 1.

Councilor Leland mentioned again that he had attended the Governor's meeting and in addition to discussing tourism, a surprising amount of attention was given to the lack of four-year universities on the western slope. He felt the EAC could explore making connections with the state universities regarding the possibility of establishing a branch campus here. There had also been a lot of talk about broadband service. Allegedly, many businesses cannot open on the western slope because there is no broadband. Lastly, the Governor has charged all counties with creating an economic development plan.

Councilor Leland told council that the Aspen Historical Alliance was interested in creating a brochure that included a map of the four rivers area, historic sites in the area and historic features of each of the Towns. One of the presenters at the meeting was from the Four-County Historical Alliance. They intend to add Garfield County to the next printing of their map and brochure. New Castle and Garfield County would then have a tourism presence. He stated he would let council know when the Aspen Historical Alliance group would be meeting again.

Safety and Security of the Town's Facilities, Personnel and Elected Officials

Human Resources Director Mike Edgar told council that in light of recent national events, the Town Hall security issue is back in the forefront. He cited some incidents that have taken place in town hall that created safety issues for staff. He also described for council the areas and offices that are too easily accessible to the public. Director Edgar asked council for a directive to allow staff to further research security measures for the Town Hall. Council and staff discussed various options such as panic buttons, cameras, metal detectors, metal detector wands and the possibility of hiring a security person for court days and meetings.

Council also discussed the issue of citizens bringing weapons into the Town Hall. Council directed staff to do further research on security remedies and bring a prioritized, cost and effectiveness proposal back to council.

Consent Agenda

Councilor Stuckey suggested two corrections to the minutes.

MOTION: Councilor Leland made a motion to approve the minutes as corrected. Mayor Pro Tem Bunn seconded the motion and it passed unanimously.

Council Comments

Councilor Russi asked that an item be added to the next council meeting agenda in which the Town would discuss the Garfield County Comprehensive Plan status as either advisory or mandatory, and which would be the best public benefit. Councilor Russi also asked that the Photovoltaic System Acquisition and GNECI items be moved to the February 15 agenda.

Councilor Metzger asked that staff ensure that the vacancies on P&Z seats are advertised, as well as other commission/committee positions. Councilor Leland suggested that the commission be involved in recruitment. Councilor Metzger asked about the progress on the Art in Public Places sign that had been approved in the fall. Councilor Russi stated that the sign would not be completed until spring. She also asked that applicants on the agenda be noticed.

Mayor Pro Tem Bunn asked that the committee meeting agendas be posted on the website as well as in the council packets.

Staff Reports

Town Clerk – New website - Town Clerk Harrison and Assistant Director Atkinson updated the council on the progress of the website migration.

Town Administrator – Human Resources Director Mike Edgar told council that staff had held a management retreat the previous week, reviewing the council goals. At the February 15 council meeting, Town Administrator Andy Barton would be reporting to on the progress of those goals. 2010 staff accomplishments were distributed to the councilors’ mail boxes, and the 2011 goals would be available in the coming weeks. He also stated that Administrator Barton would be setting up a meeting with Patti Reich and Bill Pugh, the fire marshal and the contract building official in regard to the tap fee agreement and the issue with the required grill hood.


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

The meeting adjourned at 9:45 P.M.

Respectfully Submitted:


Town Clerk Melody Harrison




Mayor Pro Tem Pam Bunn