

Agenda

New Castle Town Council Meeting

Tuesday, July 19, 2011, 7:00 p.m., Town Hall

Call to Order

Mayor Breslin called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Roll Call

Present	Mayor Breslin Councilor Russi Councilor Metzger Councilor Bunn Councilor Stuckey
Absent	Councilor Riddile Councilor Leland

Also present at the meeting was Administrator Andy Barton, Town Clerk Melody Harrison, Finance Director Lyle Layton, Planner/Code Administrator Tim Cain, Consultant Planner Davis Farrar and Consultant Attorney David Smith.

Meeting Notice

Clerk Harrison verified that her office gave notice of the 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 – David Smith provided an update on CVR Filing 10. Attorney Smith told council that he had contacted by Aaron Atkinson of Castle Valley Ranch and told him what needed to be done to complete the SIA and Final Plat.

Consultant Planner – Davis Farrar told council that the BOCC continued to deliberate on the county comprehensive plan and would be meeting again on it on August 15, 2011. Attorney Smith said he would attend the meeting, and Consultant Farrar suggested that a staff member go as well. Mayor Breslin said that Consultant Attorney David McConaughy told him that by statute, comprehensive plans are advisory. The BOCC had added language in their comp plan that specifically said it was not binding. Councilor Russi asked how New Castle had made their plan mandatory. Attorney Smith stated that any comp plan can be made mandatory in its adoption. He also said that the county was looking to revise their land use code.

Consultant Farrar told council that the Town's comprehensive plan called for an annual review of the plan. Since there had been very little on recent P&Z agendas, he asked if the comp plan should go to P&Z for that review. The council agreed, provided the costs were no more than a few hundred dollars.

Consultant Engineer – not present. Councilor Russi said he had spoken with Engineer Simonson and he had nothing to report but would gladly attend if needed.

Items for Consideration

2010 Audit Results

John Cutler – of John Cutler and Associates, LLC.

Mr. Cutler told the council that the audit had been done in May, 2011, and that it was an unqualified independent report. He complimented the council on a general fund increase for 2010, and for keeping within budget. Councilor Russi asked about the Town's long-term debt profile. Mr. Cutler said that it had gone up some, but compared to other towns of the same size, it is not bad. In general obligation debt, the town was very low at \$658,000.00. He suggested watching the utility fund closely even though it was in fair financial condition. Mr. Cutler said that although he is not a financial advisor, he advised that the Town carefully analyze future spending. Mayor Breslin asked about the Town's lack of a policy regarding custodial credit risk for deposits. Mr. Cutler said that in Colorado it was not necessary to have a policy as the Town was protected by the Colorado Public Deposit Act, and the statement regarding the lack of policy was standard. Mayor Breslin also asked about an investment policy and Mr. Cutler said the Town's investments were pretty simple, but a policy was something that could be done. Mayor Breslin asked if the capital assets would decrease in 2011 because of the property tax decrease, and Mr. Cutler said it would only affect the property tax, not capital assets.

MOTION: Councilor Bunn made a motion to accept the 2010 Audit and Financial Statements by John Cutler and Associates, LLC. Councilor Russi seconded the motion and it passed unanimously.

The council briefly discussed lease versus purchase regarding town equipment and vehicles.

Lakota Canyon Ranch Golf Club and Recreation Center Liquor license Transfer - Request for extension of temporary license

Mayor Breslin opened the public hearing at 7:49 p.m.

There were no public comments.

Mayor Breslin closed the public hearing at 7:50 p.m.

MOTION: Councilor Russi made a motion to extend the temporary liquor licenses for Lakota Canyon Ranch Recreation Center and Golf Course Clubhouse for a period of sixty days. Councilor Stuckey seconded the motion and it passed unanimously.

Consideration of Major PUD Amendment

Purpose: PUD Amendment to allow for a sign elevation of 51 feet

Legal Description: Walters Center PUD Lot 5

Applicant: Schlosser Signs

Landowner: McDonalds Corporation

Consultant Planner Farrar presented a slide show, which showed the McDonalds sign from various points on i-70 both east and west bound. He also provided a comparison to the Rifle McDonalds sign. He said that the applicant had been asked to provide information or

documentation on what the higher sign would do for them, and they had not provided it, so Consultant Farrar took the photos and created the slideshow.

MOTION: Councilor Russi made a motion to deny the McDonalds Major PUD Amendment application to allow a sign elevation of 51 feet. Councilor Metzger seconded the motion and it passed unanimously.

Consent Agenda

Liquor License Renewal - Burning Mountain Bowl

MOTION: Councilor Russi made a motion to approve the consent agenda. Councilor Bunn seconded the motion and it passed unanimously.

Council Comments

Mayor Breslin commented that the suicide rate in Garfield County was quite high, and he asked how the council and staff felt about providing some training for suicide prevention. He suggested using Ms. Donnalyne Lagiglia. Police Chief Chris Sadler said he had been part of a suicide prevention team in the past, and it was a great organization, although quite taxing on a personal level. Council agreed it would be a valuable effort.

Councilor Metzger stated that Mr. Mike Reiger had agreed in his CUP application to install a stop sign at 8th Street, and she asked when it would be done, and Planner Cain said he would touch base with public works. Councilor Metzger also stated that the Castle Valley real estate sign had not been removed when council requested its removal a month earlier, and she asked what measures could be taken to prevent council requests from being missed or forgotten. Administrator Barton assured council that he would take steps to prevent items such as these from being missed in the future. Councilor Metzger also asked that the Planning & Zoning Commission meeting agendas be sent to the council. Clerk Harrison agreed to add council to the P&Z agenda e-mail list.

Councilor Stuckey asked about weed control in Lakota Canyon Ranch and was concerned about the number of thistles coming up. Planner/Code Administrator Tim Cain said he would go out there and look.

Council briefly discussed the recent real estate trend of selling properties wholesale.

Staff Reports

Public Works Director - not present

Town Clerk – Clerk Harrison told council that she had spoken with Sam Garcia's daughter, Carina, regarding his business plan. Ms. Garcia indicated she would be writing the plan and they would be ready with the plan at the next council meeting.

Town Administrator – Administrator Barton told council that public works had reported a problem with the sewer above D Avenue and that the Town would be using a contract plumber to make repairs. He also said that public works would be striping the parking spaces in front of Town Hall to provide spaces specifically for Town Hall customers to use. There had been a complaint from a handicapped citizen that there is almost no handicap parking in the downtown area, and staff would be addressing the issue the following morning at the quarterly management retreat. Administrator Barton told council that the council retreat on August 13 would be a major topic of discussion at the management retreat, and asked if they had anything they would like to add to the retreat agenda. Councilor Metzger asked that the special event application for the town be looked at, as she had received several complaints about how onerous it was. Clerk Harrison said she was working on an ordinance to provide the town with the authority to require a special events applications, and that the application itself would be reviewed as well. Mayor Breslin asked that maps of the parks and community center for special events applicants be added to the application. Councilor Russi asked that Capital Project Transportation

funding be added to the council retreat agenda, and whether the Town would have a representative at those meetings.

Town Planner - Tim Cain told council that the County Public Works Director, Betsy Suerth, had attended a recent council meeting, asking the Town to participate in the County All-Hazards Mitigation Plan. Planner Cain stated that in order for FEMA to approve the plan, it had to be advertised as well be part of public meetings. In order for FEMA to approve plan they require a lot of public outreach. Planner Cain asked that the item be placed on the next council agenda, and that information regarding the meeting be put on the town web page and access channel.

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

Adjourn, 8:45 p.m.

Respectfully submitted;


Town Clerk Melody Harrison




Mayor Frank Breslin