



**Town of Castle Rock  
100 North Wilcox Street  
Castle Rock, CO 80104**

Mayor Jennifer Green  
Mayor Pro Tem Renee Valentine  
Councilmember Jess Loban  
Councilmember James Townsend  
Councilmember Jason Bower  
Councilmember George Teal  
Councilmember Brett Ford

**Town Council Meeting Minutes - Final**

---

**Tuesday, May 2, 2017**

**6:00 PM**

**Council Chambers**

---

**CALL TO ORDER / ROLL CALL**

Mayor Green called the meeting to order at 6:05 PM

**Present:** 4 - Mayor Green, Council Member Bower, Mayor Pro Tem Valentine, and Council Member Ford

**Not Present:** 3 - Council Member Loban, Council Member Townsend, and Council Member Teal

**PLEDGE OF ALLEGIANCE**

**COUNCIL COMMENTS**

Comments were informational only and did not require action by Town Council.

[PROC  
2017-005](#)

**Proclamation: Historic Preservation Month**

Bower read the proclamation declaring May 2017 as National Historic Preservation Month into the record.

[PROC  
2017-006](#)

**Proclamation: Honoring Town Clerk, Sally Misare**

Green read the Proclamation honoring retiring Town Clerk Sally Misare into the record.

**UNSCHEDULED PUBLIC APPEARANCES**

The following members of the public made comments or asked questions of the Council related to a variety of items that were NOT included on the regular agenda:

Stacey Rogers

Zach Deegan

**TOWN MANAGER'S REPORT**

[ID 2017-027](#)

**Update: Administrative Easement Abandonment and Easement Grant**  
*[Easement Abandonment and Easement Grant]*

[ID 2017-028](#)

**Update: Residential Unit Data**

[ID 2017-029](#)

**Update: Quasi-Judicial Projects**

[ID 2017-030](#)      **Update: Alternate Source of Water Supply Projects**

[ID 2017-031](#)      **Presentation: WISE Video Premiere**

[DIR 2017-016](#)      **Discussion/Direction: Cancellation of July 4, 2017 Town Council Meeting**

Valentine moved, seconded by Bower, to CANCEL the regularly scheduled Town Council meeting on July 4, 2017.

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

## **TOWN ATTORNEY'S REPORT**

None

## **ACCEPTANCE OF AGENDA**

Valentine moved, seconded by Bower, to accept the agenda as presented.

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

## **CONSENT CALENDAR**

[MIN 2017-007](#)      **Minutes: April 18, 2017 Town Council Meeting**

Valentine moved, seconded by Ford, to approve the Consent Calendar as read.

The motion passed by a vote of:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

## **ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

**Riverwalk Items**

Green stated the public hearings on Ordinances 2017-012, 2017-013, 2017-014 and Resolution No. 2017-038 would be held concurrently, with separate votes taken on each item.

Slentz reviewed key provisions of the three major components of the proposed development including the Redevelopment Agreement, the Credit PIF, and the property conveyance and related IGA with Douglas County. Highlighted the Town's obligations under each of the agreements.

Kevin Tilson, Director of the Downtown Alliance, reviewed public benefit of project and why the proposed incentives were necessary and appropriate in order to help achieve the goals established under the Plan of Development for the downtown area. Reviewed commitments made by the developer with regard to the project.

The following members of the public made statements or asked questions on this item:

Lou Fletcher	Pam Ridler
Frank Gray	Marcus Notheisen
Greg Bowman	

**ORD 2017-012 Ordinance Approving the Downtown Redevelopment Agreement Between the Town of Castle Rock, the Castle Rock Downtown Development Authority and CD Wilcox, LLC [*Second and Wilcox Streets*] (First Reading)**

Valentine moved, seconded by Ford, to approve Ordinance No. 2017-012 as presented on first reading.

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

**ORD 2017-013 Ordinance Amending Chapter 3.04 of the Castle Rock Municipal Code Concerning the Town's Sales Tax by Providing for a Sales Tax Credit Against Certain Public Improvement Fees Paid at the Riverwalk Project [*Second and Wilcox Streets*] (First Reading)**

Valentine moved, seconded by Ford, to approve Ordinance No. 2017-013 as presented on first reading.

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

[ORD 2017-014](#) **Ordinance Approving an Agreement for Transfer of Real Property between the Town of Castle Rock and CD Wilcox, LLC [Second and Wilcox Streets]** (First Reading)

Valentine moved, seconded by Ford, to approve Ordinance No. 2017-014 as presented on first reading.

The motion passed by the following vote::

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

[RES 2017-038](#) **Resolution Approving an Intergovernmental Agreement between the Town of Castle Rock and the Board of County Commissioners of the County of Douglas Regarding the Transfer of Real Property at 215 Wilcox Street, Castle Rock, Colorado**

Valentine moved, seconded by Ford, to approve Resolution No. 2017-038 as presented.

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

## **ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

[DIR 2017-017](#) **Discussion/Direction: Results of 2017 Community Survey**

Staff introduced the 2017 Community Survey and reviewed the process which had been used to gather input from residents and businesses. Staff noted overall the results were very positive and that the Town continued to be rated as a 4 Star Community.

Nathan Wiggin from Northwest Research Group reviewed the results of the survey in several key areas. Wiggin also provided comparison of key findings to those from 2015 survey, and noted areas where there were statistically significant variations from prior results.

The following members of the public made statements or asked questions on this item:

Stacey Rogers

Staff indicated plans to use focus groups to follow up in several areas of the survey in an effort to obtain insights as to the "why" behind responses.

[RES 2017-039](#)     **Resolution Approving the Town of Castle Rock Services Agreement (Founders Parkway/Fifth Street/Ridge Road Intersection Improvement Design)**

Goebel provided an overview of agreement for design services, as well as proposed timing for this project.

**Valentine moved, seconded by Ford, to approve Resolution No. 2017-039 as presented.**

**The motion passed by the following vote:**

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

[RES 2017-040](#)     **Resolution Approving the Town of Castle Rock Services Agreement (Ridge Road Widening Project Design)**

Goebel provided an overview of agreement for design services, as well as proposed timing for this project.

**Valentine moved, seconded by Ford, to approve Resolution No. 2017-040 as presented.**

**The motion passed by the following vote:**

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

[RES 2017-041](#)     **Resolution Approving an Intergovernmental Agreement to Provide Recreation Programming at Rueter-Hess Reservoir**

Brauer indicated proposed agreement provided for funding for programming of recreational activities through the end of 2017.

**Valentine moved, seconded by Ford, to approve Resolution No. 2017-041 as presented.**

**The motion passed by the following vote:**

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

**[DIR 2017-018](#)    Discussion/Direction: Candidate Requirements**

Misare reviewed findings of research requested by Council regarding the length of residency required in the community prior to being eligible to run for Town Council and the number of signatures required on a nominating petition. The results indicated that the Town requirements of having to have lived in Town for 12 months preceding the election, and 25 signatures on a nominating petition were consistent with the majority of communities.

Based on the report, Council determined that no further action was needed on this issue.

**ADJOURN TO EXECUTIVE SESSION (not to return)****[EXEC 2017-007](#)    Executive Session: Storage, LLC v. Town of Castle Rock Litigation Legal Advice**

At 8:20 PM, Green moved, seconded by Ford, to go into executive session (not to return) for the purpose receiving legal advice under §24-6-402(4)(b) regarding the Storage, LLC vs. Town of Castle Rock litigation.

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal

**[EXEC 2017-008](#)    Executive Session: Town Attorney Performance Evaluation Discussion**

At 8:22 PM, Green moved, seconded by Valentine, to go into executive session (not to return) for discussion of the Town Attorney's performance evaluation under C.R.S. §24-6-402(4)(f)(I).

The motion passed by the following vote:

**Yes:** 4 - Green, Bower, Valentine, and Ford

**Not Present:** 3 - Loban, Townsend, and Teal