



**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 - Draft

Tuesday, May 16, 2017

6:00 PM

Council Chambers

**This meeting is open to the public. All times indicated on the agenda are approximate.
Interested parties are encouraged to be present earlier than the posted time.**

CALL TO ORDER / ROLL CALL

Present: 6 - Council Member Loban, Council Member Townsend, Mayor Green, Council Member Bower, Council Member Teal, and Council Member Ford

Not Present: 1 - Mayor Pro Tem Valentine

PLEDGE OF ALLEGIANCE - Troop 760

COUNCIL COMMENTS

Comments were informational and did not require Council action.

[PROC
2017-007](#)

Proclamation: Kids to Parks Day 2017

Bower read the proclamation into the record and presented to Jeff Brauer.

[PROC
2017-008](#)

Proclamation: National Public Works Week

Green read the proclamation into the record and presented to Bob Goebel.

[PROC
2017-009](#)

Proclamation: Peace Officers Memorial Day and Police Week

Loban read the proclamation into the record and presented it to Chief Cauley.

[DIR 2017-019](#)

Discussion/Direction: Town Board and Commission Appointments

Townsend moved, seconded by Bower, to approve the recommended appointments as outlined in the Town Clerk's memo. The motion passed by the following vote:

Yes: 6 - Loban, Townsend, Green, Bower, Teal, and Ford

Not Present: 1 - Valentine

[EXEC
2017-009](#)

**Executive Session Report: Town Attorney Performance Evaluation
Discussion**

[EXEC
2017-010](#)

**Executive Session Report: May 2, 2017 Storage, LLC v. Town of
Castle Rock Litigation Legal Advice**

UNSCHEDULED PUBLIC APPEARANCES

None.

TOWN MANAGER'S REPORT

[ID 2017-032](#)

Update: Quasi-Judicial Projects

[ID 2017-033](#)

Update: Monthly Department Reports

[ID 2017-034](#)

**Update: Water Quality Protection for Residential Fire Sprinkler
Systems**

TOWN ATTORNEY'S REPORT

None.

ACCEPTANCE OF AGENDA

Teal moved, seconded by Bower, to Accept the Agenda with the exception of deferring Item #12, Ordinance No. 2017-016 to a future meeting. The motion passed by the following vote:

Yes: 6 - Loban, Townsend, Green, Bower, Teal, and Ford

Not Present: 1 - Valentine

CONSENT CALENDAR

Teal moved, seconded by Ford, to approve the Consent Calendar. The motion passed by the following vote:

Yes: 6 - Loban, Townsend, Green, Bower, Teal, and Ford

Not Present: 1 - Valentine

[MIN 2017-008](#)

Minutes: May 2, 2017 Town Council Meeting

QUASI JUDICIAL HEARINGS

ORD 2017-015 An Ordinance Amending the Town's Zone District Map by Designating 249 S. Gilbert Street from I-1 Light Industrial and R-1 Single-Family Residence to I-1 Light Industrial (First Reading)

Detweiler presented the item to change the current split zoning to I-1.

Ford moved, seconded by Teal, to approve Ordinance No. 2017-015 on first reading as introduced by title. The motion passed by the following vote:

Yes: 6 - Loban, Townsend, Green, Bower, Teal, and Ford

Not Present: 1 - Valentine

ORD 2017-016 An Ordinance Amending the Town's Zone District Map by Rezoning Philip S. Miller Park and Rock Park to PL-1 District (First Reading)

Deferred to a future Town Council meeting.

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

Riverwalk Project

Green stated the public hearing on Ordinances No. 2017-012, 2017-013 and 2017-014 would be held concurrently with a separate vote taken on each item.

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*] (Second Reading - Approved on First Reading on May 2, 2017 with a vote of 4-0)

Corliss provided an overview of the items and Kevin Tllson discussed the impact to the downtown economy.

Ford moved, seconded by Bower, to approve Ordinance 2017-012 on second reading as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

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*] (Second Reading - Approved on First Reading on May 2, 2017 with a vote of 4-0)

Ford moved, seconded by Bower, to approve Ordinance 2017-013 on second reading as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

[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]** (Second Reading - Approved on First Reading on May 2, 2017 with a vote of 4-0)

Ford moved, seconded by Bower, to approve Ordinance 2017-014 on second reading as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

[DIR 2017-020](#) **Discussion/Direction: Approval of Use of IREA Credits for Riverwalk Project**

Townsend moved, seconded by Teal, to approve the authorization of IREA franchise credits, pursuant to the amended franchise agreement between the Town and IREA, in an amount up to \$350,000 for the Riverwalk relocation/improvement electrical work. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

Development Services

[DIR 2017-021](#) **Discussion/Direction: Accessory Dwelling Units**

Detweiler gave a presentation and presented possible options for Town Council action.

The following members of the public made comments:

David Braun
Caroline Kline

Teal moved, seconded by Bower, to direct staff to prepare a code amendment allowing ADU's by-right throughout Town with development performance standards. The motion passed by the following vote:

Yes: 6 - Loban, Green, Bower, Valentine, Teal, and Ford

No: 1 - Townsend

[DIR 2017-022](#) **Discussion/Direction: Downtown Overlay District Residential Parking**

Detweiler presented the item and provided possible options for Town Council action.

The following members of the public made comments:

Dennis Carnahan
Mary Wilson

Teal moved, seconded by Green, to direct staff to prepare a code amendment adding a parking requirement for all new residential and commercial development within the Downtown Overlay District. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

Public Works**[DIR 2017-023](#) Discussion/Direction: Downtown Signing & Striping Concept Plan**

Goebel presented signing and striping to be done on Wilcox and Perry Streets to allow more parking spaces. This was informational so no action needed.

[RES 2017-042](#) Resolution Approving a Construction Contract for the 2017 Bridge Rehabilitation for Meadows Parkway Over UPRR and Plum Creek Parkway Over UPRR Project

Goebel presented needed repairs on both bridges.

Teal moved, seconded by Valentine, to approve Resolution No. 2017-042 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

[RES 2017-043](#) Resolution Approving a Construction Contract (2017 Traffic Signal Construction)

Goebel presented new traffic signal construction anticipated to be completed this summer.

Teal moved, seconded by Bower, to approve Resolution No. 2017-043 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

Fire & Rescue**[RES 2017-044](#) Resolution Approving the Town of Castle Rock Fire and Rescue Department Amended 2016-2019 Strategic Plan**

Morales gave a presentation and stated they are on target with all their goals.

Loban moved, seconded by Teal, to approve Resolution No. 2017-044 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

[RES 2017-045](#) Resolution Approving the Town of Castle Rock Fire and Rescue Department Community Risk Assessment and Standards of Cover

Morales presented the item and their process to monitor for future needs.

Loban moved, seconded by Teal, to approve Resolution No. 2017-045 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

[RES 2017-046](#) **Resolution Approving the Lease of Building and Real Property Agreement between the Town of Castle Rock and Moore Returns, LLC for the Property Located at 1335 Park Street for Use as a Public Safety Training Facility**

Morales presented the item for a one-year lease renewal of the current building with a 120 day escape clause.

Valentine moved, seconded by Bower, to approve Resolution No. 2017-046 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

DIR 2017-024 Discussion/Direction: Public Safety Training Campus Development
(Introduction of Item: Request to place item for further discussion on June 6 agenda)

Corliss presented the item for initial discussion and proposed to discuss further at the June 6 Town Council meeting.

Teal moved, seconded by Townsend, to bring back this item on June 6 for further discussion. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

Water

[RES 2017-047](#) **Resolution Approving a Construction Contract with Global Underground Corporation for the Johnson Drive Waterlines Replacement Project**

Marlowe presented the item to Council.

Bower moved, seconded by Townsend, to approve Resolution No. 2017-047 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

[RES 2017-048](#) **Resolution Approving a Pipeline Right-of-Way Grant with DCP Operating Company LP [Box Elder Property, Weld County, Colorado]**

Marlowe presented the item to Council.

Bower moved, seconded by Valentine, to approve Resolution No. 2017-048 as introduced by title. The motion passed by the following vote:

Yes: 7 - Loban, Townsend, Green, Bower, Valentine, Teal, and Ford

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN TO EXECUTIVE SESSION (not to return)

Town Council meeting adjourned at 9:12 pm to go into the Executive Session, not to return.

[EXEC](#)
[2017-011](#)

**Executive Session: Town Manager Performance Evaluation
Discussion**