



## Town Council Meeting Minutes - Final

Mayor Jason Gray  
Mayor Pro Tem Kevin Bracken  
Councilmember Ryan Hollingshead  
Councilmember Laura Cavey  
Councilmember Desiree LaFleur  
Councilmember Caryn Johnson  
Councilmember Tim Dietz

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Tuesday, July 5, 2022

5:30 PM

Town Hall Council Chambers  
100 North Wilcox Street  
Castle Rock, CO 80104  
Phone in: 720-650-7664  
Meeting Code: 2492 262 6146  
[www.CRgov.com/CouncilMeeting](http://www.CRgov.com/CouncilMeeting)

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This meeting is open to the public and will be held in a virtual format in accordance with the Town Council Electronic Participation, Connected, and Hybrid Meeting Policy. Public may choose to attend in person at Town Hall, or electronically or by phone if preferred. This meeting will be hosted online and can be accessed at [www.CRgov.com/CouncilMeeting](http://www.CRgov.com/CouncilMeeting), or phone in by calling 720-650-7664, meeting code 2492 262 6146 (if prompted for a password enter "July5Council"). All Town Council Meetings are also streamed online in real time at [www.CRgov.com/WatchCouncil](http://www.CRgov.com/WatchCouncil), and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast).

All times indicated on the agenda are approximate. Remote participants please visit [www.CRgov.com/CouncilComments](http://www.CRgov.com/CouncilComments) to sign up to speak to an item, and for related instructions. Public Comments may also be submitted in writing online by 1:00 p.m. July 5, 2022, to be included in the public record.

### COUNCIL DINNER & INFORMAL DISCUSSION

### CALL TO ORDER / ROLL CALL

**Present:** 7 - Mayor Gray, Mayor Pro Tem Bracken, Councilmember Hollingshead, Councilmember Cavey, Councilmember LaFleur, Councilmember Johnson, Councilmember Dietz

### RECESS TO EXECUTIVE SESSION

[EXEC](#)  
[2022-001](#)

#### **Executive Session: Discussion of the potential acquisition of four separate parcels of real property, to wit:**

- The acquisition of a partially developed parcel generally located east of downtown;
- The acquisition of an open space parcel located generally east of the incorporated boundaries of the Town;
- The acquisition of an unincorporated open space parcel located generally within the south central area of the Town;
- The acquisition of a site for a future Castle Rock fire station located generally in the mid-central to west part of Town (Wolfensberger Road - West Plum Creek Parkway)

Moved by Councilmember Johnson, seconded by Councilmember Hollingshead, to Recess to Executive Session as presented. The motion passed by the following vote:

Yes: 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

## RECONVENE

Meeting reconvened at 6:04 pm.

## INVOCATION

Mayor Gray provided the Invocation.

## PLEDGE OF ALLEGIANCE

## COUNCIL COMMENTS

Mayor Gray feels we should lead with compassion and take ownership for mistakes we make. Last week was busy with open houses and events and we have a great month coming up.

Councilmember Hollingshead thanked everyone that was in attendance.

Councilmember Cavey hoped everyone had a wonderful 4th of July.

Councilmember Johnson updated everyone on meetings she attended and summarized what occurred at the Water Commission meeting.

Councilmember Dietz thanked Commissioner Layden for an update on homelessness and that Vet Fest on Saturday was a great event.

### [ID 2022-069](#)

#### **Superintendent Erin Kane, Douglas County School District**

Superintendent Erin Kane talk about funding in Douglas County School District. They have 89 schools in the county, \$640M in annual revenue, serve 64,000 students, 75% attend a neighborhood school, 25% attend a charter school, and with 8,600 employees they are the largest employer. Their goal is to attract people to attend and work in our schools, and ensure the kids are prepared to work or go on with their education when they graduate. Schools are a point of pride, but 70% of residents don't have kids in schools. Their challenges are that their pay is the lowest and Cherry Creek is \$18k average ahead of us. School District funding is fixed by the state legislature from property taxes and then the state general fund fills in the difference. A mill levy override can increase funding by 25%. There is a gap of \$94M between us and Cherry Creek. School buildings and maintenance is paid for through bonds. We went 12 years without capital funding and buildings go into disrepair. We need to build 3 new schools - crystal valley, canyons and sterling ranch and maintain 111 buildings for about \$20-\$30M a year. In 2018, voters passed a mill levy override that helped pay staff and the 2018 bond capital funding which helped with building maintenance, expansion in Castle View High, purchasing the Wildlife Experience building that will be used for nursing, aeronautics, robotics etc., and enhanced safety and security in schools. Future needs is compensation, new neighborhood schools, expand 2 existing middle schools, and ongoing capital maintenance. The School Board is looking at a bond mill levy override possibly in November 2022.

Mayor Pro Tem Bracken requested a meeting with the former superintendent and was not able to arrange it. He stated as community leaders they get questions all the time and don't really know where to go.

Mayor Gray stated his wife moved here to work at the Douglas County School District. It is a source of pride to pay our teachers competitive salaries.

Kane wants to make sure every kid has the same experience and opportunities her kids have had and wants to make sure they take care of their staff.

Mayor Pro Tem Bracken asked about her strategy. Kane stated the cap is 25%. They are asking Councils to consider a resolution of support and help educating citizens.

Councilmember Cavey asked how they are going to handle inflation that is the worst in 40 years that is hurting everybody and a bond election in November will be a challenge for people already struggling.

[ID 2022-075](#)

**Commissioner Abe Laydon, Douglas County - Homeless Initiatives**

Commissioner Layden talked about the Douglas County Homeless Initiative. We currently have a little over 50 homeless people and feels we can get to zero if we address it now. He wants to lead with the 4C's: compassion, code enforcement, community services and communication and does not want to criminalize homelessness. We want law enforcement to address people that are service resistant. Layden claims that Colorado Springs can ticket people because they have a place to go. Layden claims there is nothing police can do. They are proposing uniform signage in the county to donate to an organization vs. handing money out because it encourages the problem. He also referenced their Heart team. He supports criminal integration to take them back to the city they came from and to transport families to Goals in Arapahoe County. He supports the Pallet program for people that aren't families but it has to be case managed to get them back to self-reliance. The County wants to give the Heart team the tools to get people to move along.

Councilmember Cavey stated we have a heart for these folks but it is how we handle it. Her constituents feel this will be a burden on the tax payers now and in the future. Layden said the county isn't as confined and they are debt free and their sales tax revenue is up 23%. Layden claims there are savings for the DA and law enforcement budget because of their Co-responder team. Layden said this program would not use general fund dollars but use the one-time federal ARPA money for pilot programs. If the programs don't work they won't continue them.

Mayor Pro Tem Bracken stated the Goals is a great option for families. We heard about the pod location via email from Councilmember Dietz. Layden stated staff is looking at locations all over the county. Layden likes that location because it is already owned by the County and its next to Human Services. Bracken stated that we don't have public transportation and they are landlocked here; and our homeless have all been contacted and have all declined services. We would be building something to increase our homelessness because they are coming here from outside of our community and county.

Councilmember LaFleur stated panhandling increased and a shelter will increase it as well. LaFleur asked Layden if it is achievable to get to zero because no other communities are decreasing their homeless. Layden said he wouldn't talk about sheltering if we had a place to put someone and that 70% of homeless are transient and just passing through. LaFleur asked Layden what do we do if they can't meet the requirements/rules. Layden said they would move them back to their county.

Mayor Pro Tem Bracken asked if Layden heard about a petition to get an item on the ballot. Layden hasn't heard about it.

Councilmember Johnson and Dietz thanked Layden for attending.

[EXEC  
2022-002](#)

**Executive Session Report: July 5, 2022**

Mayor Gray read the Executive Session report.

[PROC  
2022-007](#)

**Proclamation: Smart Irrigation Month [Town of Castle Rock, CO] (For Presentation - Approved on June 21, 2022 by a vote 7-0)**

Mayor Gray read the Proclamation into the record.

## UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Nate Ormond was involved in the recall effort during the covid shutdown. He supports school accountability anytime we look into funding and that we should focus on the three R's. He feels the education system failed our children. Regarding homelessness, he said Layden admitted that cities suffer from their own compassion. He commented that Federal dollars come with strings attached and that Bracken noted we do not have public transportation so it becomes a true encampment.

Larry Willits commented on the parking issue around the schools, the road treatment for ice is killing the trees that help mitigate the sound that is worse with the major exit out of the Meadows. Butterfield did not get a wall to help with the noise mitigation. He would also like to see some speed enforcement.

Mayor Gray asked staff to follow up with those issues.

## TOWN MANAGER'S REPORT

[ID 2022-070](#)

**Update: Calendar Reminders**

David Corliss, Town Manager, reminded everyone of Councilmember open houses, National Night Out, Board and Commission Appreciation, Employee Years of Service, Neighborhood meetings, and various events coming up.

[ID 2022-071](#)

**Update: First Quarter Financial Review, Period Ending March 31, 2022**

David Corliss, Town Manager, stated revenues are staying strong, we are staying within budget, and building permits are down most likely due to interest rates.

[ID 2022-072](#)      **Development Services Project Updates**

[ID 2022-073](#)      **Update: Quasi-Judicial Projects**

## **TOWN ATTORNEY'S REPORT**

No report.

## **ACCEPTANCE OF AGENDA**

Mayor Gray removed the minutes from the agenda.

**Moved by Councilmember LaFleur, seconded by Councilmember Hollingshead, to Accept the Agenda as presented. The motion passed by the following vote:**

**Yes:** 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

## **CONSENT CALENDAR**

[RES 2022-072](#)      **Resolution Waiving Formal Written Bidding Requirement on the Basis of Sole Source for the Purchase of Goods from Intermountain Sales, Inc. (Valve Maintenance Trailer for Castle Rock Water) [revised July 1, 2022]**

[RES 2022-074](#)      **Resolution Waiving Formal Written Bidding Requirement on the Basis of Sole Source for the Purchase of Goods from Seawestern Inc. (Bauer Breathing Air Compressor System for Castle Rock Fire & Rescue) [added/revised July 1, 2022]**

[RES 2022-073](#)      **Resolution Approving the 2022 Spot Water Lease Agreement Between the Town of Castle Rock and Centennial Water and Sanitation District [Chatfield Reservoir, Douglas County]**

[MIN 2022-013](#)      **Minutes: June 21, 2022 Town Council Meeting - To Be Continued to July 19, 2022 Town Council Meeting**

removed from agenda.

**Moved by Mayor Pro Tem Bracken, seconded by Councilmember LaFleur to approve the Consent Calendar as read. The motion passed by a vote of:**

**Yes:** 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

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

[ORD 2022-013](#)      **Ordinance Amending Sections 15.64.200 And 17.42.080 of the Castle Rock Municipal Code Regarding the Status of Various Documents Used to Guide the Redevelopment of Downtown Castle Rock**

**(Second Reading - Approved on First Reading on June 21, 2022 by a vote 6-1) [Downtown Code and Guidelines Amendments]**

Tara Vargish, Director of Development Services, stated the goal is to clarify that the guiding documents are used for guidance and that our Code shall control.

***No public comment.***

**Moved by Councilmember LaFleur, seconded by Councilmember Hollingshead, that Ordinance 2022-013 be Approved on Second Reading as presented. The motion passed by the following vote:**

**Yes:** 5 - Gray, Bracken, Hollingshead, LaFleur, Johnson

**No:** 2 - Cavey, Dietz

[DIR 2022-014](#)

**Discussion/Direction: 2021 TABOR Revenue Proposed Expenditures**

David Corliss, Town Manager, stated Council received the 2021 Audit and numbers show a TABOR surplus. The Colorado Constitution provides restrictions on government revenue and expenditures. We cannot increase taxes without a vote of the public and we cannot issue general obligation debt without a vote. There is a revenue cap (we are the only municipality in Douglas County that must comply with the revenue cap). The question last year on the ballot was approved to allow the Town to retain those revenues for 10 years to use for police, fire or roads.

Not all revenue is the same. We have enterprises for water, the golf course, and development services whose revenue is not counted under Tabor along with Federal grants. State grant money is subject to Tabor. There is a \$14,641,727 surplus. We look at the sources where the revenue came from and will propose a budget amendment at the next meeting stating where that funding should go. This is one-time money. We don't want to spend it on things that we can't replicate and that require continuing funds to maintain it. Proposed uses are for a new fire station in Cobblestone for \$6M, build out for Police Headquarters for \$2M, wildfire mitigation initiatives for \$1M, and \$5,641,727 for continuing road maintenance costs.

***No public comment.***

**Moved by Councilmember LaFleur, seconded by Councilmember Johnson, to Direct Staff to allocate the 2021 TABOR funds as recommended and prepare a budget amendment for future Council consideration. The motion passed by the following vote:**

**Yes:** 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

[ID 2022-074](#)

**Presentation: Downtown Land Use and Traffic Capacity Evaluation**

Dan Sailer, Director of Public Works, presented the land use and traffic capacity evaluation directed by Council to look at the ability of our downtown street network to handle the growth. In summary there is capacity to handle additional growth in downtown and this report will be referenced as a guiding document.

The consultant reviewed existing land uses, entitlements, and evaluated where people start and end their trips. They also evaluated the delay at each intersection and the capacity at intersections. The Crystal Valley interchange and bike and pedestrian use will decrease demand.

Councilmember Cavey confirmed that they did not use the maximum allowable heights in their study.

Councilmember Johnson confirmed they didn't evaluate the impact on emergency vehicles or consider alternative routes. Sailer stated people naturally look for alternate routes to avoid congested routes and that they will revisit the Transportation Master Plan or change in volume of traffic.

Councilmember Cavey raised a concern about the turn on Plum Creek into Downtown.

***No public comment.***

Lafleur thanked everyone for conducting the study.

Mayor Gray stated a slow downtown is good, but congested is not.

**ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

None.

**ADJOURN**

Adjourned at 8:12 pm..

**Moved by Councilmember Johnson, seconded by Councilmember Hollingshead, to Adjourn. The motion passed by the following vote:**

**Yes:** 7 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Johnson, Dietz

Submitted by:

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Lisa Anderson, Town Clerk