



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

Tuesday, September 20, 2022

6:00 PM

Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
Phone in: 720-650-7664
Meeting code: 2487 561 1418
www.CRgov.com/CouncilMeeting

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, or phone in by calling 720-650-7664, meeting code 2487 561 1418 (if prompted for a password enter "Sept20Council"). All Town Council Meetings are also streamed online in real time at 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 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. September 20, to be included in the public record.

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION - Pastor Jack Serr, Castlewood Canyon Church

CALL TO ORDER / ROLL CALL

Councilmember Johnson is attended remotely.

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

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Douglas County School Board President, Mike Peterson, and board member Becky Meyers were in attendance. Peterson stated they have two ballot items on the November election for a mill levy override and a bond issue to allow them to be more competitive for teachers where we have a shortage; and the bond issue will help build three elementary schools and expand two middle schools. The school board voted unanimously to support both 5A and 5B and asks for Council's support.

Mayor Gray stated we have a full agenda and appreciates everyone attending. The Water open house is tomorrow and Restaurant Week is coming up.

Councilmember Hollingshead stated he grew up in Douglas County, it is beautiful, and has great amenities and schools. We have the ability to be the best and we need good teachers. Hollingshead moved to add a resolution of support for 5A and 5B on the October 4 agenda.

Concilmember Cavey does not support the Resolution because it is not within Council's prevue to influence which way electors vote and feels there are conflicts of interest as she feels three Councilmembers would benefit directly if it passes. If she made a proclamation to favor Verizon cell towers, that would not be appropriate (since she works for Verizon).

Mayor Gray asked the Town Attorney if there is any conflict of interest. Hyman stated Council is allowed to pass Resolutions to support or not support a ballot issue. It is an authorized practice. Conflicts of interest under state law is a direct benefit or financial interest in an action and he feels this is just a vote of Resolution of support of a ballot issue and does not put into place a contract. The decision rests with the voters.

Mayor Pro Tem Bracken explained that the state contribution stays the same no matter how many students move into the district - the cap is frozen. This unlocks the cap so the state can offer more money. Bracken stated he is a volunteer and doesn't make any money from the school district. This would show Council's support to put it on the ballot and then the voters decide.

Councilmember Dietz has a spouse that is a Douglas County school teacher. He is in favor of the Resolution.

Councilmember Johnson feels as long as the funding goes to the teachers and not to administration she supports it; but not if it goes towards administration. Peterson stated 100% of the mill levy override goes to compensation and benefits and teachers will see a 9% raise. The rest of the staff will receive a 6-9% increase and some will go to administration.

Councilmember Cavey stated this went to the Commissioners and all voted "No" to a proclamation as they felt it was an overstep of their power and not appropriate.

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Bracken, to bring a resolution supporting 5A and 5B to the October 4 agenda. The motion passed by the following vote:

Yes: 6 - Gray, Bracken, Hollingshead, LaFleur, Johnson, Dietz

No: 1 - Cavey

COUNCIL COMMENTS

Councilmember Cavey thanked staff for arranging the open house. The citizens that came had good questions and thanked Sailer for staying late to answer questions. Cavey asked to meet with Corliss and Brauer to arrange for something to honor the lives of the two children killed. Corliss stated they have spoken and will update her on that.

Councilmember LaFleur complimented the success of the ArtFest, Oktoberfest

and the Museum anniversary event.

Councilmember Dietz wants to ensure that the Plum Creek North Park is completed in 2023. Dietz moved, seconded by Cavey to ensure the North Plum Creek Park is built in 2023.

Corliss stated it is on the 2023 budget and the Town needs to assemble the money and mentioned the other projects in the 2023 plan.

Mayor Pro Tem Bracken walked the property two days ago and looked at the Plum Creek golf course. They are dealing with the issue with the golf course to comply with Town standards like drainage, etc. Town Council purchased the park from the golf course on behalf of the residents in that area to protect their property values. The park is on the schedule and doesn't feel the motion is appropriate.

Mayor Pro Tem Bracken commented on a great game between Douglas County and Castle View and congratulated Douglas County. The entire stadium was full and it is a fun rivalry. Oktoberfest had an estimated 20,000 people in attendance. Bracken was the liaison to the Chamber of Commerce and wanted to personally and publicly thank Pam for her service to the Castle Rock community.

Moved by Councilmember Dietz, seconded by Councilmember Cavey, to ensure the North Plum Creek Park is built in 2023. The motion passed by the following vote:

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

[PROC
2022-008](#)

Proclamation honoring Pam Ridler, President/CEO of the Castle Rock Chamber of Commerce (For Presentation - Approved on September 6, 2022, by a vote 7-0)

Mayor Gray read the proclamation to Pam Ridler into the record and presented it summarizing the dozens of programs and events she developed.

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

George Wood has been a resident since 1978 and has a business in Castle Rock. The recent road work was done in front of his business and his house. They are no longer allowed to go left and must go right; but they have to cross a double yellow line if they turn in. He would like it on record that if any of his drivers get in an accident, he will come back to this moment. They were supposed to re-stripe it and no one ever got back to him. He asked Council if they would help get it resolved. Mayor Gray stated staff will follow up with him and will provide a report to Council on this item.

Citizens that addressed Council:

Don Stork is a resident and thanked Council for opening with a prayer and liked how the Chambers has In God We Trust painted in it. He feels the recent Drag Queen show is not appropriate in public and that it should be an 18 plus event without children.

TOWN MANAGER'S REPORT

Police Chief Cauley briefed Council on the Memorandum of Understanding they signed with Douglas County. CRPD has worked with the County addressing un-housed individuals. The county applied for a grant that had a short turnaround to sign the MOU last week. The MOU is to supply the officer that they already have in place. The MOU is for three years and is contingent upon appropriation of funds.

[ID 2022-098](#)

Update: Calendar Reminders

David Corliss, Town Manager, requests an Executive Session prior to the October 4, 2022 Town Council meeting at 5:30 pm for possible acquisition of the school district property on Cantril Street.

Corliss stated the Plum Creek Water purification Facility grand re-opening is on September 21 from 4-7pm. Next week is the Board and Commission Appreciation Event on September 27 from 6-7:30pm with comments at 6:30pm and a gift. September 28 is the Years of Service recognition for Town employees. September 29 is Councilmember LaFleur's open house at Festival Park. October 27 is the open house for the Crowfoot Valley Road Widening Project from 4-6pm at Fire Station 155 on Crowfoot Valley Road. The project is in partnership with Douglas County. November 10 is the Elected Officials Reception at the Mill House from 6-8pm. The Town will coordinate the Partnership of Douglas County Governments meetings for the year. November 19 is Starlighting.

Moved by Councilmember Cavey, seconded by Councilmember LaFleur, to have an Executive Session at 5:30 pm on October 4, 2022 to discuss a possible property acquisition. The motion passed by the following vote:

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

[ID 2022-099](#)

Update: Monthly Department Reports

[ID 2022-100](#)

Development Services Project Updates

[ID 2022-101](#)

Update: Quasi-Judicial Projects

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Mayor Pro Tem Bracken, seconded by Councilmember LaFleur, to Accept the Agenda as presented. The motion passed by the following vote:

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

CONSENT CALENDAR

[ORD 2022-020](#)

Ordinance Authorizing the Conveyance of Lot 1, The Meadows

Filing 16 - Parcels 1,2,3 and 4, 4th Amendment to Douglas County School District RE-1 (Second Reading - Approved on First Reading on September 6, 2022, by a vote 7-0) [Clear Sky Elementary School]

[RES 2022-102](#) **Resolution Approving the First Amendment to the Software License, Services and Support and Maintenance Agreement with N. Harris Computer Corporation [Castle Rock, CO]**

[RES 2022-103](#) **Resolution Approving a Service Agreement with Burns & McDonnell Engineering Company, Inc., for the Chatfield Reservoir Pump Back Project [Northwestern Douglas County and Southeastern Jefferson County]**

[PROC 2022-009](#) **Proclamation: Fire Prevention Week October 9-15, 2022 (For Council Action - Presentation on October 4, 2022)**

Moved by Councilmember LaFluer, seconded by Councilmember Dietz 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

2023 BUDGET

[ORD 2022-021](#) **Ordinance Adopting the 2023 Fiscal Year Budget for the Town of Castle Rock, Colorado (First Reading)**

David Corliss, Town Manager, provided an overview of the 2023 Budget. The budget reflects Town Council's priorities. Public Safety, Transportation, Water, Parks and Recreation, Economic Development, Manage Finances conservatively, and Preserve our Community Character. They propose a shift in sales tax allocation to move 4.46% from the Transportation fund to the General Fund which equates to about \$3M annually. The overall budget is \$315.3 million and \$272.5M in revenues which is balanced with money they saved for expenses from previous years. The operating budget is a 7.75% increase over 2022. They estimate a 6% sales tax increase equating to \$3.4M Townwide. The property tax mill levy would remain at 1.139 mills.

The top infrastructure priority is the Crystal Valley Interchange and also includes the pavement maintenance program, widening 5th street, widening Plum Creek Parkway, Ridge Road, improving four corners intersection, improving Crystal Valley Parkway and Plum Creek Boulevard, and improving Crowfoot Valley Road. They will update the Transportation Master Plan and add a position in Signs and Markings.

The budget also includes renovation at Butterfield and Mitchell Gulch parks and construction of Plum Creek North park, completing the Colorado Front Range Trail within Castle Rock, bike zone at Ridgeline Open Space, cardio equipment at the Recreation Center, synthetic turf at Matney Park and improving the dugouts and

field fencing at Paintbrush Park. The lodging tax allows them to add a position in Parks Planning and a putting green at Red Hawk golf course.

They will continue to support economic development to fulfill existing economic incentive agreements. .

The budget will also focus on preserving community character with a parking lot off of Allen Street to access Metzler Family Open Space, explore open space acquisitions and historic enhancement opportunities, and increasing the Miller Trust Fund grants to \$45,000. The DDA special fund budget will focus on the DDA enhancement grant program that comes from sales tax downtown.

There will be a fund increase for compensation for a 4% increase and 7.5% for public safety. No premium increases for health insurance in 2023 which is self-funded.

Councilmember Cavey asked about Crowfoot Valley road and what we will spend on it. Dan Sailer, Director of Public Works, stated they are still finalizing the financial contributions and will enter into an IGA at a later time that will come to Council.

Citizens that addressed Council:

Shawn L'Esperance, resident, conveyed that her family and neighbors' support for the construction of the Plum Creek North Park. It is one of the oldest neighborhoods in the Town but no park was built. There was a pool and tennis courts but they went into disrepair and left residents with an eye sore and no neighborhood park. The residents are grateful to the Town for purchasing the land and the plans for building a park. She thanked Council for having the construction of the park remaining in the 2023 budget.

Moved by Councilmember LaFleur, seconded by Mayor Pro Tem Bracken, that Ordinance 2022-021 be Approved on First Reading as presented. The motion passed by the following vote:

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

[ORD 2022-022](#) **Ordinance Amending Chapters 3.16, 13.12 and 13.30 of the Castle Rock Municipal Code by Changing Stormwater Development Impact Fees, Water Resources, Stormwater and Wastewater Rates, and Meter Set Fees (First Reading) [Entire Town of Castle Rock and extraterritorial service areas]**

Mark Marlowe, Director of Castle Rock Water, provided a history of water rates with minimal increases over the past 5 years. System development fees have increased and they continue advancing long-term renewable water. They will need a new groundwater facility, implement advanced metering infrastructure, rehab and upgrade systems and infrastructure, and adding staff. They received positive feedback from the Water Commission and will take it to them next week for a vote.

Mayor Pro Tem Bracken confirmed with Marlowe that the rates are compounding and could decrease rates if expenses decline when they do their annual rate

study.

No public comment.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Ordinance 2022-022 be Approved on First Reading as presented. The motion passed by the following vote:

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

[ORD 2022-023](#) Ordinance Levying General Property Taxes for the Town of Castle Rock, Colorado, for the Year 2022, to be Collected in 2023 (First Reading)

Trish Muller, Director of Finance, provided an overview of the mill levy ordinance. They received their preliminary assessment of a .82% increase so the mill levy will remain at 1.139 mills as the increase was below 5.5%. The average home pays \$35 per year to the Town in property taxes.

No public comment.

Moved by Councilmember LaFleur, seconded by Councilmember Cavey, that Ordinance 2022-023 be Approved on First Reading as presented. The motion passed by the following vote:

Yes: 6 - Gray, Bracken, Cavey, LaFleur, Johnson, Dietz

Not Present: 1 - Hollingshead

Council consensus to put the Budget ordinances on the Consent Calendar as they were approved unanimously.

[ID 2022-102](#) Presentation: 2023 Service Contract Funding Requests

David Corliss, Town Manager, states that Council approves the funding for these Service Contracts, but they would authorize the Town Manager to sign the service contracts for the Council approved amounts.

Chamber of Commerce - CEO Pam Ridler and Chairman Kris Brader presented.

DMA/DDA - Kevin Tilson, Director of Castle Rock Downtown Alliance presented.

Councilmember Cavey asked if the DDA tax is an additional tax. Tilson stated there are four funding sources. The property tax is 3 mills additional tax paid by the property owners. The sales tax increment is the excess over the previous year and goes to the special fund.

DMA - Kevin Tillson, Director of the Downtown Alliance presented.

Economic Development Council - Frank Gray, CEO presented.

Councilmember Cavey asked what is considered a primary employer. Gray stated a primary employer is when 50% of the goods they produce go outside of Castle Rock and the jobs created are above the average wage of mid \$60k.

Castle Rock Museum - Ron Clausen and the Treasurer presented,

Senior Center - Debbi Haynie, Director and Phyllis Tumey Board President presented.

Mayor Pro Tem Bracken commented on the number of ads in the book and confirmed that Phyllis is the oldest member of the softball team and part of Senior Olympics winning gold medals.

Douglas County Community Foundation - Mike Waid, Executive Director presented.

Councilmember Cavey asked for the types of nonprofits they help. Waid stated this quarter they provided to mental health organizations.

Douglas County Housing Partnership - Maria Ciano, Executive Director presented.

Douglas County Youth Initiative - Councilmember Dietz presented as Council liaison.

No public comment.

Councilmember LaFleur said keep up the good work.

Mayor Gray worked on 6 of the 8 organizations and donated to all of them. The Town would not run without these organizations and their volunteers. He appreciates everyone's hard work.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, to Direct the Town Manager to execute the 2023 Service Contracts with the service organizations for the funding amounts as requested. The motion passed by the following vote:

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

Downtown Development Authority (DDA) Items

[RES 2022-104](#) Resolution Approving the Proposed 2023 Fiscal Year Budget for the Castle Rock Downtown Development Authority

Kevin Tilson, Director of the Castle Rock Downtown Alliance, presented the proposed 2023 annual budget for the DDA. The board was introduced to the DDA board on August 11 with a October 15 deadline. They will publicly notice the budget for one week and then the DDA will adopt the budget They estimate \$205,000 of mill levy funds and the Town mill levy match.

No public comment.

Moved by Councilmember LaFleur, seconded by Mayor Pro Tem Bracken, that Resolution 2022-104 be Approved as presented. The motion passed by the following vote:

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

[ORD 2022-024](#) **Ordinance Levying General Property Taxes on Behalf of the Castle Rock Downtown Development Authority for the Year 2022, To Be Collected in 2023 (Second Reading - Approved on First Reading on September 20, 2022 by a vote 7-0)**

Kevin Tilson, Director of the Castle Rock Downtown Alliance, presented the need for the Council to certify the mill levy for the DDA that the business owners voted to tax themselves at 3 mills which is estimated at \$205,000.

No public comment.

Moved by Councilmember LaFleur, seconded by Mayor Pro Tem Bracken, that Ordinance 2022-024 be Approved on First Reading as presented. The motion passed by the following vote:

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

[DIR 2022-018](#) **Discussion/Direction: Proposed Downtown Enhancement Grant Program to be administered by the Downtown Development Authority (DDA)**

Kevin Tilson, Director of the Castle Rock Downtown Alliance, presented an idea based on feedback he received from all members of Council to support small scale development. They have a facade grant program and we can match their expenses up to \$6,000. They have had extraordinary investments. The new program proposes projects not exceed two stories and they must spend at least \$250,000. The grant is limited to \$50,000 or 2.5% of what they spend. Examples are Scileppi's expanding their existing building, Perry Street Social district's historic preservation efforts, and preference is given to locally owned businesses. They encourage them to make the investment now and must receive a building permit within 12 months. There is a \$100,000 per year budget out of the special fund that requires board and Council approval.

Councilmember Cavey asked if it would help the Castle Cafe to expand their patio. Tilson stated that is under the cost threshold, but they did approve their facade grant for \$6,000.

No public comment.

Moved by Councilmember LaFleur, seconded by Councilmember Johnson, to support the DDA grant program. The motion passed by the following vote:

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

Miller's Landing Business Improvement District (BID) Item

[RES 2022-105](#) **Resolution Approving the Proposed 2023 Fiscal Year Operating Plan and Budget for the Miller's Landing Business Improvement District**

Trish Muller, Finance Director, presented the 2023 operating plan and budget for the Millers Landing Business Improvement District, a planned development presented to Council in 2016 and approved. They self-imposed a tax on

commercial properties. The cleanup of the landfill has been completed. Their 2023 budget is \$37M in expenses with \$35M in capital construction funded by developer advances.

No public comment.

Moved by Councilmember LaFleur, seconded by Mayor Pro Tem Bracken, that Resolution 2022-105 be Approved as presented. The motion passed by the following vote:

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

RECESS TO CASTLE ROCK URBAN REVIEW AUTHORITY BOARD MEETING, AND FESTIVAL PARK COMMONS GENERAL IMPROVEMENT DISTRICT MEETING

Recess to CRURA Board meeting at 9:04 pm.

Castle Rock Urban Renewal Authority Board Meeting

Call to Order and Roll Call

Called to order at 9:05 pm.

Boardmember Johnson attended remotely.

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

Action Items:

[URA MIN
2022-001](#)

Minutes: Approval of the November 16, 2021 Minutes

Moved by Boardmember Johnson, seconded by Boardmember Dietz, that CRURA Minutes be Approved as presented. The motion passed by the following vote:

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

[URA RESO
2022-001](#)

Resolution Adopting the 2023 Fiscal Year Budget for the Castle Rock Urban Renewal Authority

Trish Muller, Finance Director, presented the 2023 Budget. Expenses are \$36,000.

No public comment.

Moved by Boardmember Cavey, seconded by Boardmember LaFleur, that CRURA Resolution 2022-001 be Approved as presented. The motion passed by the following vote:

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

Adjourn

Adjourned at 9:08 pm.

Festival Park Commons General Improvement District (Parking Garage Adjacent to Encore)

Call to Order and Roll Call

Called to order at 9:09 pm.

Boardmember Johnson attended remotely.

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

Action Items:

[FPC MIN
2022-001](#)

Minutes: Approval of the November 16, 2021 Minutes

Moved by Boardmember Johnson, seconded by Boardmember Cavey, that FPC GID Minutes be Approved as presented. The motion passed by the following vote:

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

[FPC RESO
2022-001](#)

Resolution Adopting the 2023 Fiscal Year Budget for the Town of Castle Rock Festival Park Commons General Improvement District

Trish Muller, Director of Finance, presented the budget.

Vice Chair Bracken asked for clarification of the property tax mill levy paid to the Town that pays for the public parking spaces.

No public comment.

Moved by Boardmember Johnson, seconded by Boardmember Dietz, that FPC GID Resolution 2022-001 be Approved as presented. The motion passed by the following vote:

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

[FPC RESO
2022-002](#)

Resolution Levying General Property Taxes for the Town of Castle Rock Festival Park Commons General Improvement District for the Year 2022, to be Collected in 2023

Moved by Boardmember Johnson, seconded by Boardmember Hollingshead, that FPC GID Resolution 2022-002 be Approved as presented. The motion passed by the following vote:

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

Adjourn

Adjourned at 9:16 pm.

Moved by Vice Chair Bracken, seconded by Boardmember Cavey, to Adjourn. The

motion passed by the following vote:

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

RECONVENE TOWN COUNCIL MEETING - ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

Reconvened the Town Council meeting at 9:16 pm.

[RES 2022-106](#) Resolution Ratifying the 2023 Fiscal Year Budget and Mill Levy for the Town of Castle Rock Festival Park Commons General Improvement District [*Parking Garage Adjacent to Encore Condominiums, 115 Wilcox Street*]

Trish Muller, Director of Finance, stated Council must ratify the 2023 Budget and mill levy for the Castle Rock Festival Park Commons General Improvement District. The 45 mills generates \$255,749 to pay down the Certificates of Participation that pay for the 308 public parking spots.

No public comment.

Moved by Councilmember Johnson, seconded by Councilmember Cavey, that Resolution 2022-106 be Approved as presented. The motion passed by the following vote:

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

[RES 2022-107](#) Resolution Approving a Construction Contract with MW Golden for Police Department Improvements [*100 N. Perry Street*]

Matt Gohl, Special Project Manager and Police Chief Jack Cauley presented the proposed renovations to the Police department. Scott Smith, Facilities Administrator, Commander Sam Varela, and Court Administrator Karla McCrimmon worked on the project. First floor are ADA accessibility improvements and the basement is locker rooms, office space, and other improvements. Expanded lockers and fitness space, quiet rooms, and additional restrooms. The first floor will add another prosecutor office. Estimate is \$2M, and they received 5 bids. Staff recommended proceeding with MW Golden and to use \$2M TABOR surplus for the \$1.9M estimate. They expect a seven month construction.

Mayor Gray asked if the Chief is happy with the renovations. Cauley stated he is happy with it.

No public comment.

Councilmember Cavey feels this is much needed and at some point they will need to build a new station to accommodate growth.

Moved by Councilmember LaFleur, seconded by Councilmember Cavey, to Extend the Meeting to 10 pm. The motion passed by the following vote:

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

Moved by Councilmember LaFleur, seconded by Councilmember Cavey, that Resolution 2022-107 be Approved as presented. The motion passed by the following vote:

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

[DIR 2022-019](#) **Discussion/Direction of Applications for the 2022 Third Quarter Council Community Grant Program, Four Applications**

Trish Muller, Director of Finance, presented the applications for the community grants: A Precious Child, Castle Rock Band, Clothes to Kids Denver, Douglas County High Schools Academics and Athletic Association for \$500 each.

No public comment.

Moved by Councilmember Dietz, seconded by Councilmember Cavey, that the Grants be Awarded as presented. The motion passed by the following vote:

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

[ORD 2022-019](#) **Ordinance Adding Chapter 10.12 of the Castle Rock Municipal Code Regarding Truck Routes (Second Reading - Approved on First Reading on September 6, 2022, by a vote of 6-1)**

Dan Sailer, Director of Public Works, stated the purpose is to protect pavement lifespan and preserve quality of life restricting trucks over 10,000 pounds to the recommended routes of Highway 86, Ridge Road, Plum Creek Parkway and Wolfensberger.

No public comment.

Moved by Councilmember LaFleur, seconded by Mayor Pro Tem Bracken, that Ordinance 2022-019 be Approved on Second Reading as presented. The motion passed by the following vote:

Yes: 6 - Gray, Bracken, Cavey, Hollingshead, LaFleur, Dietz

No: 1 - Johnson

[ORD 2022-025](#) **Ordinance Amending Chapters 4.04, 13.12, and 15.48 of the Castle Rock Municipal Code and Adopting by Reference as a Primary Code the 2022 Town of Castle Rock Landscape and Irrigation Criteria Manual (First Reading) [*Entire Castle Rock service area*]**

Mark Marlowe, Director of Castle Rock Water, presented this item for first reading on September 6, 2022. This is part of their strategic goals to reduce their per capita demand and reduce peak demands. No front yard turf and 500 square feet of turf in the backyard and incentivizing home builders to install front and back yards. They also propose eliminating non-functional turf on commercial property. It will be effective for new houses as of January 1, 2023. Marlowe addressed comments he received back from builders.

Councilmember Cavey asked what the cost difference is between Coloradoscape

and sod. Marlowe stated that two respondents estimated they had similar pricing, and one respondent provided a difference of about \$3,000. Builders have a potential to get up to a \$16,000 discount on system development fees for the homebuilder at the time of permit if they provide the front and backyard or front yard and design of the backyard. Cavey asked if the homeowner can change the plan. Marlowe stated they can do something different if they wish, but their water budget is based on the landscape that is designed. If they put in more than 500 square feet of turf, they will use more water and it will push them into a higher tier of the water rates.

Councilmember Hollingshead asked if there was a discussion to use a percentage vs. 500 square feet for people that have larger lots. Marlowe stated they want to stay with 500 feet but people can put in artificial turf if they need a bigger playing area or use one of our parks.

Councilmember Johnson asked about the lower water turf. Marlowe stated that they don't know if it will survive Colorado winters so they wouldn't recommend it at this time. She confirmed that they would need to go to their HOA for any changes to landscape plans.

Councilmember Cavey asked if the developer doesn't do the landscaping and the homeowner does. Marlowe would have to work with the homeowner to comply with their regulations and that is why the incentive wouldn't be given because it would take a lot of staff time. Cavey stated the homes in Macanta have been a disaster as the residents don't know what to do. Marlowe stated this is why they want to encourage that the front and back yards be installed. Instead of making it mandatory, they recommend giving incentives.

Mayor Pro Tem Bracken confirmed with Marlowe they will save over 1,600 acre feet of water.

Citizens that addressed Council:

Morgan Cullen, Homebuilders Association, thanked Mark and Castle Rock Water and appreciates the opportunity to provide input. The HBA supports water conservation and submitted some of their concerns, but feels the fee is excessive and requests an exemption for ally loaded garages (Exhibit A).

Moved by Mayor Gray, seconded by Councilmember LaFleur, to Extend the Meeting to 10:15 pm. The motion passed by the following vote:

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

Tom Warnke from the Water Commission stated they are not making builders responsible for building backyards. This offers them the ability to get a reduction in fees if they do. This program will reduce usage in the summer by 10M gallons and eliminate need for more infrastructure.

Matt, resident, on behalf of Taylor Morrison is building in Terrain, Crystal Valley and Macanta and supports the water conservation methods in the ordinance, but feels the fee is not reflective of the true cost to enforce these guidelines.

Councilmember Cavey sees challenges on both sides. She is concerned if a

resident doesn't want to have the builder put in their backyard, and who oversees it. Marlowe stated there will be a lot of work to ensure the homeowners do comply. This is a true incentive. This is just another option.

Mayor Pro Tem Bracken stated people have property rights, and we aren't stopping that. We have to provide them water, but placing restrictions on future development will significantly reduce water usage and have more available for residents here.

Mayor Gray stated in the long run it is going to make our Town better. Yards don't belong on the front range and we should have started this in the 50's to begin with.

Moved by Mayor Pro Tem Bracken, seconded by Councilmember LaFleur, that Ordinance 2022-025 be Approved on First Reading as presented. The motion passed by the following vote:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN

Moved by Councilmember LaFleur, seconded by Councilmember Cavey, to Adjourn. The motion passed by the following vote:

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

Adjourned at 10:13 pm.

Submitted by:

Lisa Anderson, Town Clerk