



## Town Council Meeting Minutes - Final

Mayor Jason Gray  
Mayor Pro Tem Jason Bower  
Councilmember Jess Loban  
Councilmember James Townsend  
Councilmember Kevin Bracken  
Councilmember Caryn Johnson  
Councilmember George Teal

---

Tuesday, January 21, 2020

5:00 PM

Council Chambers  
100 N. Wilcox Street  
Castle Rock, CO 80104

---

This meeting is open to the public. All times indicated on the agenda are approximate.

### STUDY SESSION

#### CALL TO ORDER / ROLL CALL

**Present:** 4 - Mayor Pro Tem Bower, Councilmember Johnson, Mayor Gray, Councilmember Teal

**Not Present:** 3 - Councilmember Loban, Councilmember Townsend, Councilmember Bracken

[ID 2020-005](#)

#### **Study Session: Design Review Board Membership and Responsibilities**

Councilmember Bracken arrived at 5:15 pm.

Councilmember Townsend arrived at 5:45 pm.

Councilmember Loban arrived at 6:03 pm.

Bill Detweiler, Director of Development Services, and Julie Kirkpatrick, Long Range Project Manager, provided an overview and information regarding the composition of the Design Review Board, duties, and powers.

Town Council discussed this item and would like to bring it to a future Town Council meeting for further discussion. David Corliss, Town Manager, stated they would put this item on a future Council meeting so Council may take action if desired.

Mayor Gray adjourned the Study Session at 6:05 pm.

**Present:** 7 - Councilmember Loban, Councilmember Townsend, Councilmember Bracken, Mayor Pro Tem Bower, Councilmember Johnson, Mayor Gray, Councilmember Teal

### TOWN COUNCIL MEETING

#### INVOCATION - Pastor Ernest Smith, Front Range Christian Church

#### CALL TO ORDER / ROLL CALL

**Present:** 7 - Councilmember Loban, Councilmember Townsend, Councilmember Bracken, Mayor Pro Tem Bower, Councilmember Johnson, Mayor Gray, Councilmember Teal

#### PLEDGE OF ALLEGIANCE

## COUNCIL COMMENTS

Councilmember Bracken reminded citizens of his open house at the Grange for District 3. He made a special invitation to the residents of Park Reserve.

Councilmember Teal reminded citizens that District 6 is having an open house at the new fire station in Crystal Valley #152.

Councilmember Johnson thanked the Town Clerk's Office for their year-end summary in the Monthly Department Report and their hard work.

Mayor Gray noted the Boards and Commissions dinner last week and the upcoming Open House for Columbine.

## UNSCHEDULED PUBLIC APPEARANCES

None.

## TOWN MANAGER'S REPORT

David Corliss, Town Manager, noted upcoming calendared events and noted the Report to the Community that will be mailed out to residents that includes the 2020 priorities and a review of 2019. Corliss also noted that they revised the reporting of the business use tax to make it less confusing.

[ID 2020-006](#)

### **Update: Monthly Department Reports**

[ID 2020-007](#)

### **Update: Legislative Update**

David Corliss, Town Manager, stated staff does not provide input on legislation unless directed by Council. Corliss referenced an upcoming bill on healthcare that staff will monitor. The Fire Police Pension Association proposes an increase to benefits. The Fire department is a member, and discussions continue if Police should look at participation. Staff will look into the financial impact on the Town. The transportation funding bill proposes to shift some funding to municipalities.

Councilmember Teal asked Council to direct staff to continue to monitor the healthcare legislation. Teal feels it could have an impact on small businesses and some feel it could make Colorado less competitive. Teal would also like staff to monitor the transportation bill as an important revenue stream without increasing taxes.

***Council consensus to direct staff to continue monitoring these bills.***

[ID 2020-008](#)

### **Night to Shine Event Update**

Jeff Brauer, Director of Parks and Recreation, stated that Tim Tebow is making news in Castle Rock. Brauer invited Council to an event Tebow's foundation is going to sponsor in Castle Rock: A Night to Shine on February 7th at the Event Center. This is a Prom Night experience for kids 14 and older that have special needs. This is a catered event, and they do hair and makeup, shoe shine

sessions, and limo and carriage rides. They have partnered with Castle Oaks Covenant Church, Wellspring, and the Castle Rock Adaptive program. Last year there were 655 organizations with over 100,000 guests nationwide. Tim Tebow contributed \$6,500 for this event so there will be no cost to the participants. The day after this event is the Daddy Daughter Ball.

Councilmember Johnson asked who is organizing the volunteers. Brauer stated that each agency contributes and Adaptive program staff organizes them. Brauer noted that they do background checks on everyone before they are allowed into the event center.

#### [ID 2020-009](#)

#### **Development Services Project Updates**

Bill Detweiler, Director of Development Services, stated they have a lot of administrative activity and discussions:

- \* Mystic Mountain Distillery is going to be located in the grain mill structure behind the Emporium.
- \* Project in the Craig and Gould neighborhood demolishing some old buildings and constructing 4 buildings with 26 condo units.
- \* Mixed use project proposed at 610 Jerry Street which is a 215,000 square foot building with 195 residential, retail space, office and 300 parking spaces.
- \* RV Storage facility from Fortress Executive which a high end RV storage facility on the Joslyn property in Douglas County adjacent to the north end of the Meadows with large climate controlled garages that protect the RVs on the exterior and a small maintenance facility in the middle. They do not want to annex into the Town. They will have to cross rail road tracks to gain access onto Highway 85 and will need an access permit on 85 from CDOT.
- \* Alexander Place Annexation by Home depot with 26 lease units, 63 senior living apartments, and 36 bed assisted living facility. Staff is working through the development agreement and will be going to Planning Commission and Council.
- \* Cooper Hook Office Complex - two story commercial office complex, 9 buildings and 45 office condos with low traffic generation. This will come before Council most likely in the fall or later.
- \* Terrain North Basin residential development constructing 2 miles of Castle Oaks Drive and limiting residential development to less than 200 units.
- \* Founders Village for 53 paired homes.
- \* Young American/South Memmen - 431 single family detached and townhomes with 45.6 acres of open space. Proposed to come to Council this summer/fall.
- \* Memmen/Founders Vista - Ridge Road. Intended for 886 residential units, but they are proposing 548 units. The 5 acre enclave is being discussed to annex into the Town to include in the plan with proposed open space along the ridge to include trails.
- \* Caliber Multifamily proposal - 400 multifamily units and 21 two-story apartment buildings with 226 apartments.
- \* Brookside Business Center - 12 commercial flex buildings about 140,000 sq feet. There are issues with development along the creek due to the flood plain and preble mouse.
- \* Castle Rock Trade Center Zoning - 300 acres on the west side of I-25.

#### [ID 2020-010](#)

#### **Update: Quasi-Judicial Projects**

**TOWN ATTORNEY'S REPORT**

No report.

Councilmember Bracken asked if there was any update on the Metro Districts. Bob Slentz, Town Attorney, stated they will be bringing a 2018 summary of the Metro Districts in February. David Corliss, Town Manager, stated they will ask Council for policy guidance. Slentz stated Council may be looking at the Bella Mesa Service Plan in the near future.

**ACCEPTANCE OF AGENDA**

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

**Yes:** 7 - Loban, Townsend, Bracken, Bower, Johnson, Gray, Teal

**CONSENT CALENDAR**

[PROC  
2020-001](#)

**Recommended Proclamation: Cornerstone Tribute Award to Dennis Carnahan**

[MIN 2020-002](#)

**Minutes: January 7, 2020 Town Council Meeting**

**Moved by Councilmember Loban, seconded by Councilmember Johnson to approve the Consent Calendar as read. The motion passed by a vote of:**

**Yes:** 7 - Loban, Townsend, Bracken, Bower, Johnson, Gray, Teal

**ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

[RES 2020-010](#)

**Resolution Approving the Town of Castle Rock Fire and Rescue Department 2020-2024 Community Driven Strategic Plan**

Norris Croom, Fire Chief, provided an overview of the plan based on their accreditation process. They hosted open houses, solicited community input, did an online survey, and addressed the community's priorities and concerns. The six goals were presented to the Public Safety Commission who unanimously approved. The six goals are: Community Wildfire Protection Plan, Fire Training Center Update, Fleet & Logistics Facilities Plan, Global Technology Review, Special Operations Management Plan, Facilities Update Plan.

No public comment.

**Moved by Councilmember Loban, seconded by Mayor Pro Tem Bower, that Resolution 2020-010 be Approved as presented. The motion passed by the following vote:**

**Yes:** 7 - Loban, Townsend, Bracken, Bower, Johnson, Gray, Teal

[RES 2020-011](#)

**Resolution Approving the Purchase of Arapahoe County Water and Wastewater Authority's Interest in the Cherry Creek Project Water Authority**

Mark Marlowe, Director of Castle Rock Water, presented this item. The Town has an opportunity to purchase additional water close to home. The Cherry Creek Project Water Authority is a group that banded together to buy water and share infrastructure. The proposed resolution purchases additional renewable water rights, up to 7,000 acre feet of Denver basin groundwater that is already approved through water court for use in Castle Rock. Some of this water touches Liberty Village/Cobblestone. The water quality is high in Cherry Creek and the operational cost will be lower as it is close to home. We can develop this water in the near term, and should be able to start using some of the water immediately without any infrastructure because we have a connection with the Pinery who already has access to some of these water rights. Staff looks to close in the first quarter. Castle Rock Water Commission and staff recommend approval.

Councilmember Loban feels it is great to obtain water close to home and have access to it. Loban asked why this water is available. Marlowe stated that the current owner is located north of us and it would cost more for them to develop this water with infrastructure.

No public comment.

Mayor Gray appreciated the efforts of Marlowe and of the Town Attorney, Bob Slentz.

**Moved by Mayor Pro Tem Bower, seconded by Councilmember Loban, that Resolution 2020-011 be Approved as presented. The motion passed by the following vote:**

**Yes:** 7 - Loban, Townsend, Bracken, Bower, Johnson, Gray, Teal

## **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

None.

## **ADJOURN**

Mayor Gray adjourned the meeting at 7pm.

Submitted by:

---

Lisa Anderson, Town Clerk