



Town Council Meeting Minutes - Final

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

Tuesday, April 3, 2018

6:15 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.
Interested parties are encouraged to be present earlier than the posted time.

COUNCIL DINNER & INFORMAL DISCUSSION

CALL TO ORDER / ROLL CALL

Present: 5 - Council Member Loban, Mayor Green, Council Member Bower, Council Member Teal, Council Member Ford

Not Present: 2 - Council Member Townsend, Mayor Pro Tem Valentine

EXECUTIVE SESSION

[EXEC
2018-002](#)

Executive Session: Instructing Negotiators Regarding a Potential Economic Incentive Package for the Proposed Festival Park Commons Project

[EXEC
2018-003](#)

Executive Session: Legal Advice Regarding the Active Environmental, LLC vs. Town of Castle Rock Litigation

Adjourned to Executive Session at 5:17 pm.

Green moved, seconded by Teal, to Ajourn to Executive Session. The motion passed by the following vote:

Yes: 5 - Loban, Green, Bower, Teal, Ford

Not Present: 2 - Townsend, Valentine

RECONVENE MEETING

INVOCATION - The Reverend Theron Walker, Emmaus Anglican Church

CALL TO ORDER / ROLL CALL

Called to order at 6:43 pm.

Present: 7 - Council Member Loban, Council Member Townsend, Mayor Green, Council Member Bower, Mayor Pro Tem Valentine, Council Member Teal, Council Member Ford

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

No comments from Councilmembers.

[EXEC](#)
[2018-004](#)

Executive Session Report: Instructing Negotiators Regarding a Potential Economic Incentive Package for the Proposed Festival Park Commons Project

Mayor Green read the Executive Session Report. In attendance in addition to Town Council were Town Manager David Corliss, Town Attorney Bob Slentz, Director of Public Works Bob Goebel, Finance Director Trish Muller, Kevin Tillson with the DDA, and Dan Guimund with EPS. No violations or concerns reported.

[EXEC](#)
[2018-005](#)

Executive Session Report: Legal Advice Regarding the Active Environmental, LLC vs. Town of Castle Rock Litigation

Mayor Green read the Executive Session Report into the record stating in attendance to Town Council were Town Manager David Corliss, Town Attorney Bob Slentz, Deputy Town Attorney Heidi Hugdahl, Town Clerk Lisa Anderson, Special Counsel Brian Connolly, Police Chief Jack Cauley, and Special Counsel Tom MacDonald. No violations or concerns reported.

[PROC](#)
[2018-001](#)

Proclamation: Mayor's Challenge for Water Conservation

Mayor Green presented the Proclamation to the Castle Rock Water Director Mark Marlowe.

[PROC](#)
[2018-002](#)

Proclamation: Arbor Day 2018

Mayor Jennifer Green presented the proclamation.

Marcy Jones, Parks, Open Space and Trails Volunteer Coordinator, stated this is the Town's 32nd anniversary participating in the Tree City USA Program. Friday, April 20, volunteers from both Douglas County and Castle View High Schools will come together for Pause for a Cause by planting 15 trees at Rhyolite Regional Park.

Students present were Alex Fisher, Alexa Cordes, Isabella Oldenburg, Nina Woodman, and Andrew Petty, Student body president for Castle View High School who stated this is their 3rd annual Pause for a Cause and use Arbor Day as a way to unify the community.

UNSCHEDULED PUBLIC APPEARANCES

Residents that spoke:

Josh Snyder spoke on behalf of the Castle Highlands area off of Plum Creek and Auburn Drive. They want to share concerns about the parking and safety concern on Auburn Drive going down to Wolfensberger. The apartment residents tend to park on the street and the bus stop is on a blind corner and ask for some urgency to eliminate or minimize parking along that street.

Bruce Law, resident of Castle Highlands and is addressing concerns about the parking in their neighborhood with the parking along Auburn Drive including an RV

that is always there, and trucks with handmade truck beds. He feels there is a safety issue and supports building a bike path on both sides of Auburn drive to prevent parking on the street.

Gavin Tomlinson, is a resident of Castle Highlands and has been there 14 years. Construction of Auburn Heights has developed a parking issue on Auburn. He feels that the parking is not enforced. He is concerned about the hazardous condition increased when it is dark, there are children present, or deer crossing.

Derek Stevens, lives in Castle Highlands and is the president of the HOA. Would like to see this get addressed and pushing it to be a parkway with bike lanes on both sides to connect to the MAC. Would like to address Schmidt construction regarding the contaminants they are putting into the air by grinding concrete.

Brook Stevens from Castle Highlands stated her personal experience driving on that street since living there for over 5 years. This is her route to go to the school 4-8 times a day. Passing other vehicles is very tight and wants to know if she is liable if she hits someone's door if they open it or a child walks out and she did not see them. She agrees with having bike lanes on both sides of the street. She also states that the dust from the construction plant causes a haze.

Steve Boltemeier, emphasized that this road has an S curve and most vehicles are vans, trailers, etc. making it harder to see around them. When the snow plow goes by, then there isn't enough room for two lanes of traffic.

Kevin Bracken, lives in Castle Highlands has the same issues as the other residents and urges the Town to take this matter seriously and drive down that road. He has lived in Castle Rock for eight years.

Shaun Martin waived his appearance for this item.

Non-Residents that spoke:

Ron Zuroff from Black Hills Energy and is a member of the Chamber Government Interest Committee. Zuroff invited the public to the Horizon Breakfast Meeting where Town Manager David Corliss is the scheduled speaker. Residents can register at www.CastleRock.org.

Mayor Green agrees that the road is difficult to navigate on and asked staff to address the issues raised.

Public Works Director Bob Goebel stated that he has met with the president of the HOA and met with the group prior to the meeting tonight. He would like to work with both HOAs to meet with Police in attendance along with a representative from Development Services. Goebel stated we will need to find a place for the displaced vehicles. Goebel stated the issue that they had at another location, was resolved with Red Hawk apartments to eliminate the parking on Red Hawk Drive. They can work with Police to do a license plate survey to determine where those vehicles come from.

Mayor Green asked to address the issue with the school bus stop. Goebel stated

they need to address that immediately and can create a no parking zone for the school bus stop immediately.

Mayor Green asked to address vehicles that do not move. Goebel stated the Police enforce that. There is currently a 72 hour parking restriction. The Police department is evaluating the entire parking ordinance for the Town and is making recommendations to come to Council.

Councilmember Jason Bower asked if there is a plan to restripe bike lanes. Goebel stated not currently, but it is a potential solution but need to ensure displaced cars do not cause issues elsewhere.

Mayor Green asked if staff can get back to Council at the next Council meeting after their meetings with the HOAs.

TOWN MANAGER'S REPORT

[ID 2018-026](#)

Update: Town Manager's Reports

[ID 2018-027](#)

Update: Future Council Agenda Items

Town Manager David Corliss went over future agenda items including: Animal Code amendments, Petition signatures required for Mayor at Large candidates in late spring, On-street parking policy (going to the next Public Works meeting and coming to Council May 15), Group home regulations, Starlighting policy (the County requests the star for the 100th anniversary of the County Fair in August), 2019 Budget including Sales tax on food for home consumption and impact and financial planning for future obligations (infrastructure, etc.), Liquor distancing requirements and the impingement on those businesses when a school is built in a business zone, future park plans in the Meadows, Parks strategic plans, Castle Rock Water (bulk water charges, drought management plan, Chatfield reallocation participation, and changes to Downtown parking code.

[ID 2018-028](#)

Update: Open houses scheduled to date

Referenced the list of open houses.

[DIR 2018-009](#)

Discussion/Direction: Call Special Town Council Meeting for Boards and Commissions Interviews on May 8, 2018

Town Manager David Corliss asks for Town Council to call a special meeting for the Boards and Commissions interviews. They are currently accepting applications, and will be contacting Councilmembers to participate in the interviews.

Green moved, seconded by Valentine, to call a special meeting on May 8, 2018 at 5pm for the Boards and Commissions interviews. The motion passed by the following vote:

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

[ID 2018-029](#)**Update: Legislative Update**

Town Manager David Corliss referenced the report, and that Marlowe is seeking legislation outlined in the memo.

[ID 2018-030](#)**Update: Active Communications Plans**[ID 2018-031](#)**Update: Quasi-Judicial Projects**

Town Manager David Corliss referenced the memo regarding projects underway including Heckendorf Ranch and a project at 3rd and Wilcox. Staff met with representatives from Alberta regarding the Promenade project and are holding them to all their requirements.

[ID 2018-032](#)**Department Update: Development Services Project Updates**[ID 2018-033](#)**Update: Preliminary 2017 Unaudited Year-End Financial Review**

Finance Director Trish Muller gave a presentation. Total revenues were about 1% over budget and 20% under budget mainly due to capital projects that were carried over to this year. The general fund was underbudget by about 8% mainly due to vacancy savings. Reports show that we will not have a revenue surplus for TABOR. Sales tax is collected at 4% with a revenue increase of 10.9% and \$5M in collections in December 2017. This is not sustainable, and increases are due to the new businesses that came in 2017. Our delinquency is one of the lowest in the state. There was a lot of growth in 2017 for development of residential and commercial. Priorities included construction of Fire Station 152, long-term renewable water, opening of Festival Park, and transportation design and planning.

Corliss thanked staff for their stewardship of taxpayer dollars. Staff continues to monitor revenues: Some of our revenue sources have vulnerabilities, the impact of the outlet center opening on the north end of the metro area, national and regional economy, e-commerce competition, interest rate sensitivity. Staff also continues to monitor expenditures. The Town has spent over \$60M on water rights and infrastructure for this community by investing funds from development and the water resource fee.

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Town Manager David Corliss would like to continue the Master Magentics item to April 17 and the USBR for the Wireless facility at Quarry Mesa Open Space to May 15.

Green moved, seconded by Valentine, to Accept the Agenda with the exception to continue the Master Magentics item to the April 17 Town Council meeting at 6pm and the USBR for the Wireless facility at Quarry Mesa Open Space to the May 15

Town Council meeting at 6pm. The motion passed by the following vote:

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

CONSENT CALENDAR

[ORD 2018-006](#) **Ordinance Amending Section 15.48.010 of the Castle Rock Municipal Code by Adopting by Reference as a Primary Code the 2018 Landscape and Irrigation Performance Standards and Criteria Manual (Second Reading)**

[ORD 2018-005](#) **Ordinance Amending Sections 13.15.010, 13.15.020 and 13.15.030 of the Castle Rock Municipal Code Concerning Water Restrictions (Second Reading)**

[RES 2018-033](#) **Resolution Regarding Election Commission Terms**

**Valentine moved, seconded by Bower to approve the Consent Calendar as read.
The motion passed by a vote of:**

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

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ID 2018-035](#) **Update/Presentation: I-25 "Gap" Project from Castle Rock to Monument**

Public Works Director Bob Goebel and Chuck Attardo with the Colorado Department of Transportation who is also a resident of Castle Rock.

Attardo acknowledged Councilmember Teal and Bob Goebel for their work. I-25 south is in bad shape that also affect our economies. The project has been accelerated twice and plans to start within a year. 18 miles between Monument and Castle Rock. Substandard curves, poor lighting, 11% of truck traffic, alot of animal hits. The purpose is to address the bottleneck of only two lanes. Four things they want to fix is safety (about a crash a day and two Troopers killed), incident management (get emergency responders to them and get crash cleared - no shoulders and long distances between exits), Fix travel delays and improve mobility (37 minute trip and tripling by 2040), Improve travel reliability (time varies greatly). Need to add a lane in each direction and large inside and outside shoulders, putting in five wildlife crossings under the highway (people injured, animals killed, and cars damaged), improved lighting, fencing and signage for delays, installing specialized ITS equipment in the future. They are looking at a tolled express lane in each direction or adding a third lane that is free. Tolls do not sunset. Toll revenues are around 20 cents a mile or \$3 a trip. About 15 of the 18 miles would be an express lane. There would be a four foot buffer between the free lanes and the toll lanes. About \$250M coming from state, \$15M from El Paso

County using a TABOR surplus, \$10M Pikes Peak Regional Transportation, \$10M Douglas County, and \$65M from INFRA federal grant from USDOT (they will hear on that next month). They need federal approval. There will be a public hearing on May 15 at the Event Center with federal design approval July 2018, with construction planned for August-November 2018 for the first phase from Plum Creek. They brought in Kraemer Construction in January to consult on the design for efficiency.

Mayor Green would be interested in hearing about the May 15 meeting as Council cannot attend due to their Council meeting that night.

Councilmember Townsend asked if they could get a copy of the powerpoint. Asked if the free lanes would be relieved with the express lanes. Attardo stated that the express lane functions well, but in 10 years, the free lanes tend to clog up. Three free lanes will start to clog up in 10-15 years, but without the ability to control it with the toll lane.

Mayor Green opened the public hearing with no comments from the public.

[DIR 2018-010](#)

Discussion/Direction: Applications for the Council Community Grant Program for the 1st Quarter 2018 (4 Applications)

Finance Director Trish Muller presented the four applications that staff recommends presenting \$500 grants to Castle View and Douglas County High Schools After Prom programs, Castle Rock Orchestra to rent the Shostakovich Symphony music rental, and Douglas Land Conservancy for presenters for their programs.

Mayor Green opened the public hearing and the following citizens spoke:

Ken Maupin from Castle View High School thanked Council. After Prom keeps kids off of the road by putting on a party to keep them off the road. They bring in prizes with some of the more popular gifts are gift cards and dorm refrigerators. The Army recruiters are coming this year to volunteer at the event.

Matthew Roles from the Castle Rock Orchestra is in their 11th season. They play 4 concerts a year. Their next concert is May 6th. www.CastleRockOrchestra.org.

Deb Tocci is representing Douglas County High School and is the liaison on the After Prom Committee run by the parents in the community. This year it will be at their school. They expect to have about 500 kids in attendance and thanked Council for helping to keep their kids safe.

Amy Graziano is with Douglas Land Conservancy and thanked Council for their support. They have protected Douglas County open space for over 30 years. They will be using their funding for educational opportunities.

Councilmember James Townsend stated that Amy also volunteers on the Water commission.

Mayor Green was invited last year to the Douglas County After Prom and found that the security was great and commended the parents that can stay awake until

3am.

Councilmember Jess Loban commended them for using the Army Recruiters.

Valentine moved, seconded by Bower, that a \$500 grant be awarded to the Castle View High School After Prom program. The motion passed by the following vote:

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

Valentine moved, seconded by Loban, that a \$500 grant be awarded to the Douglas County High School After Prom program. The motion passed by the following vote:

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

Valentine moved, seconded by Bower, that a \$500 grant be awarded to the Castle Rock Orchestra. The motion passed by the following vote:

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

Valentine moved, seconded by Bower, that a \$500 grant be awarded to the Douglas County Land Conservancy. The motion passed by the following vote:

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

[RES 2018-029](#) **Resolution Approving an Economic Incentive Agreement with Master Magnetics, Inc. (1211 Atchison Court Relocation)**

[ORD 2018-007](#) **Ordinance Approving Supplemental Appropriations for 2018 and the First Amendment to the 2018 Budget Authorizing Changes for Year 2018 (First Reading)**

Finance Director Trish Muller and Matt Gohl presented the first amendment to the 2018 budget. There are capital items that were started in 2017 and funds are rolled over to 2018 to complete the projects. The other funds are funding for additional needs identified.

Capital projects are about \$24M: \$10M Castle Rock Water, \$4.9M for Fire Station 152 and renovation of the Public Safety Training Facility, Parks and Rec for \$4.4M for Central Service Center, Completion of Festival Park, design of Meadows neighborhood Park and Red Hawk Golf Course improvements. \$3.9M Public Works for various improvements, \$340k for some downtown improvements, and \$300k to finish the Townhall addition.

Supplemental appropriations include \$3.2M for continuation of Castle Rock Water projects, \$2M for the Economic Development fund for the Collaborative Campus, \$1.8M for Parks and Rec for the Central Service Center, PS Miller Park improvements, \$1.7M for intersection improvements, \$1M for completion of Townhall addition, software purchases and staffing in Development Services, and

\$2.9M Central Service Center and additional vehicles.

Mayor Pro Tem Valentine referenced the transfer for the Townhall addition that this was coming from their enterprise fund.

Councilmember Teal asked if the rollovers for the capital items are still within the budgeted items. Muller stated that some of the supplemental items are increasing the budget for those items. \$1.6M for the Central Service Center as an example.

Mayor Green opened the public hearing and no public comment.

Valentine moved, seconded by Bower, that Ordinance 2018-007 be Approved as presented. The motion passed by the following vote:

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

[RES 2018-034](#) Resolution Approving a Construction Contract between the Town of Castle Rock and Taylor Kohrs for the Central Service Center

Deputy Town Manager Fritz Sprague, Director of Parks and Recreation Jeff Brauer, and Brian Peterson the project manager for Festival Park and this project as well presented this item. They are all working with Collaboration with Facilities and the Parks and Recreation department.

Council approved a Town-wide space study in 2014, assessing all Town-owned property with the philosophy to use already owned property. The Central Service Center is a combination of Parks and Facilities Maintenance. The Parks department needs to move out of the current facility to make more room for the Public Works facility. It will be located at the old wastewater plant site. The site also will continue to accommodate slash/mulch and winter snow storage. Timeframe is to award contract in April, groundbreaking in May and complete in the first quarter of 2019. Construction amount is estimated at \$4.4M. Costs outside of the contract of approximately \$800k. Parks and Recreation Commission and staff recommend approval.

Councilmember Ford confirmed that the site would still accommodate the slash/mulch program and that the land is owned by the Town.

Councilmember Bower confirmed that the square footage is about 14k square feet.

Mayor Green opened the public hearing, no comments.

Councilmember Ford asked if the old buildings will be repurposed or sold. Sprague stated they would vacate the bays in the Public Works area for them to utilize. There is a site that is Town owned in a residential area, which they have not yet made a decision.

Townsend moved, seconded by Valentine, that Resolution 2018-034 be Approved as presented. The motion passed by the following vote:

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

[RES 2018-030](#)**Resolution Approving the Town of Castle Rock Services Agreement with Kimley-Horn Associates, Inc. for the Plum Creek Parkway Widening and Plum Creek Parkway/Gilbert Street Roundabout Project Design**

Public Works Director Bob Goebel stated this is for the design of the widening and a roundabout at Plum Creek and Gilbert. The roundabout was originally planned but was deferred and a temporary signal has been in place for about 8 years. The road is at the end of its service life and reconstruction is needed. They will widen the area to divert traffic to be able to remove and replace the existing section. In the future they would widen from Eaton to Ridge Road around 2022. They have three open houses for the design to address concerns for access, noise (concrete will be replaced with pavement which is quieter), and safety. They will then report back to Council. Budget for design is \$800k with a bid for \$480k and \$300k to acquire right-of-way. Public Works Commission and staff recommend approval.

Councilmember Bower confirmed that this is to approve the company that is going to do the design.

Councilmember Teal clarified that staff intends to look at sound abatement and how that would come back to Council. Goebel stated they want to engage the neighborhood to hear the issues and possible solutions, then bring back to Council with estimated costs.

Mayor Green opened the public hearing and the following residents spoke:

Dieter Loose, resides on Baldwin Park road. The last expansion increased the noise. He stated the road will now come 8-10 feet closer and will result in loss of property value and increase of noise and pollution. He appreciates that staff will get public input.

Eve and Rick Black that have lived in Baldwin Park for 25 years and the traffic has increased. They have replaced the windows and it is extremely loud. Last December a car came through their fence and a neighbor has had two cars come through their fence. Would like to see budget for a wall and more police visibility. Rick feels 4 lanes may be safer, but may increase speeding and the noise from motorcycles, construction trucks, etc. which makes it impossible to enjoy their backyard. Feels it is dangerous for their grandchildren to play in the back yard.

Joe Curran agrees with the others and lives in Baldwin Park as well. He feels most people do not follow the speed limit and feels a wall is needed to deflect cars from coming through their back yards.

Joel Thompson lives on Beacham and his backdoor is about 40 feet from the curb. He stated that it is very loud. The turn lanes coming out of Eaton are being not used. Feels the wall idea is good idea and should include the design of a wall during the design phase. The turn lane only is a safety issue.

Dwayne Farnsworth feels we will bottleneck at Eaton if we don't extend it all right now up to Ridge Road.

Sophia Contos from the Oak Crest neighborhood and is okay with expansion of road, but there is not sufficient sidewalks and safety issues with kids crossing street and to consider at the same time as the expansion.

Mayor Green closed the public hearing.

Mayor Green asked if Police could provide more presence. Chief Jack Cauley stated they can set up speed trailers and have more Police presence to collect data and provide enforcement

Mayor Green asked about the safety and noise issues. Mayor Green asked if the wall would help with safety. Goebel stated the noise wall is not a structural wall for vehicle impact. Goebel stated they will address that and see if it is possible to address the noise and safety with the same structure.

Mayor Green asked who funded the Meadows noise wall. Goebel stated that the Town paid for that because it was governed by federal regulations.

Mayor Green asked if there is a noise ordinance. Goebel stated they could look at that and have that available.

Mayor Green asked about pedestrian traffic. Goebel stated it would have a bike lane on both sides and sidewalks as well as a median.

Mayor Green asked about the turn lane. Goebel stated that they will look at that now.

Mayor Green asked why it cannot be completed at the same time. Goebel stated the driver is the reconstruction aspect. The need is to replace that now and there is not the funding to do the entire roadway. They can provide information on what projects they could defer to get the project done all at one time.

Councilmember Bower asked staff to give us scenarios to complete the project all at one time with a timeline and if there are any cost savings to do at one time.

Councilmember Teal expressed his concerns over that stretch of road and is also interested in that option as well as options for a sound and safety wall.

Councilmember Loban feels we need to make the safety a priority in this design.

Town Manager David Corliss stated there are different funding sources. Widening is paid by Transportation Impact fees from building permits that is largely sales tax driven, some use tax, and a little from the gas tax.

Councilmember James Townsend left the meeting and returned after the vote on item 24 for the Plum Creek Widening at 9:10pm.

Loban moved, seconded by Teal, that Resolution 2018-030 be Approved as presented. The motion passed by the following vote:

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

Not Present: 1 - Townsend

[DIR 2018-011](#) **Discussion/Direction: Authorization to continue negotiations for possible public/private partnership for private redevelopment and publically-owned downtown parking spaces at the proposed Festival Park Commons project**

Kevin Tllson with the DDA gave a summary of the project planned for the Festival Park Commons that will bring 300 public parking spaces downtown. This project will be bringing retail and dining options as well as office space to increase the daytime population. This project will also bring a for-sale residential population, and the developer will pay up to \$900k to fund a downtown quiet zone.

Town Manager David Corliss stated they are not asking Council to approve anything this evening, but are asking Council if staff can continue with negotiations and analysis to ensure the project meets the Town's needs and generates enough revenue to pay for the parking.

Councilmember Teal feels the Town benefits from this project.

Mayor Pro Tem Valentine agreed and would like to move forward with it.

Mayor Green opened the public hearing with no public comment.

Bower moved, seconded by Valentine, to proceed with negotiations and analysis on this project. The motion passed by the following vote:

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

[ORD 2018-008](#) **Ordinance Amending Sections 14.02.040 and 14.02.050 of the Castle Rock Municipal Code Concerning the Disposition and Lease of Real Property (Second Reading)**

Town Attorney Bob Slentz stated that CRS 31-15-713 states before property can be sold or disposed, it must be submitted and approved by the voters. An ordinance would still require voter approval for Castle Rock Water, Public buildings, parks, and government buildings. This ordinance would apply to surplus property outside of the Town limits that it is not contiguous, and Town parking lots if they provide for off-site parking. This ordinance would allow citizens to submit a referendum petition if this ordinance is not supported by the public. We have a regular election every two years, so an opportunity may be lost waiting to take it to a vote. Complex real estate transactions are difficult to communicate to voters concisely.

Mayor Green opened the public hearing, no comments.

Valentine moved, seconded by Bower, that Ordinance 2018-008 be Approved as presented. The motion passed by the following vote:

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

[ORD 2018-009](#) **Ordinance Authorizing A First Amendment To A Previously Executed**

Lease Agreement, Site and Improvement Lease, And Providing Other Matters Relating Thereto. (First Reading) (Release of Town Hall Parking Collateral)

Finance Director Trish Muller presented the item and summarized that the Resolution would release the Townhall as the collateral for the COP's for the Miller Activity Center and place it on the Police and Municipal Court building.

Council voted unanimously to extend the meeting to 10pm.

Townsend moved, seconded by Bower, that Ordinance 2018-009 be Approved as presented. The motion passed by the following vote:

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

QUASI JUDICIAL HEARINGS

[RES 2018-031](#) **Resolution Approving the Use by Special Review for the Proposed Terrain Filing No. 3 PA 49 and 50 (*East State Highway 86 and Autumn Sage Street*)**

Mayor Green read the Quasi-Judicial script. No concerns raised by Councilmembers.

Development Services Director Bill Detweiler stated the property is south of Highway 86 and Ridge Road. The Site Development Plan includes 120 single family attached units with 50% open space.

Councilmember Loban asked about the pricepoint. Detweiler stated the applicant will address that.

Mayor Green opened the public hearing and the following citizens spoke:

Gary Bone is representing the president for the homeowner group. He handed out EXHIBIT B regarding fire danger. He is aware of the Town code regarding fire mitigation, and feels it does not meet those standards and feels they need to remove that vegetation and that the future HOA remove any additional buildup material annually.

Fire Chief Morales stated that the development has worked with them. The dedication of the open space necessitates them to work on a plan to engage that type of vegetation and are working through a community wildfire protection plan that will be brought to Council. Open houses are being held to maintain open spaces throughout the Town.

Craig Campbell with Starwood Land as the applicant. They have been working with the Fire Chief on fire mitigation. The first 30 feet from the structure will be cleared, 30-60 feet will be select clearing and after that they will work with the fire department for select clearing.

Councilmember Loban asked about the pricepoint. Campbell stated they are single story plans and some with two stories. The builder is stating the prices will

start in the mid to higher \$300k.

Loban moved, seconded by Townsend, that Quasi-Judicial Resolution 2018-031 be Approved as presented. The motion passed by the following vote:

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

[RES 2018-032](#) **Resolution - Application by T-Mobile West, LLC and Eco-Site, LLC for a Use by Special Review/Site Development Plan for a Personal Wireless Service Facility** (*Intersection of Crystal Valley Parkway and Mighty Oaks Street*)

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN

Mayor Green adjourned the meeting at 9:45 pm.

Submitted by:

Lisa Anderson, Town Clerk