



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, June 15, 2021

5:00 PM

**Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
Phone in: 720-650-7664
Meeting code: 187 691 6746
www.CRgov.com/CouncilMeeting**

This meeting is open to the public and will be held in a virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters. 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 187 691 6746 (if prompted for a password enter "June15Council"). 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. June 15, 2021, to be included in the public record.

STUDY SESSION

[ID 2021-063](#)

Study Session: Revenue Opportunities (Funding Police, Fire, Transportation, Parks & Open Space) and Strategic Priorities and Work Items

David Corliss, Town Manager, addressed Council presenting the possible ballot measures, upon Council direction, could be placed on the November election ballot.

Also highlighted were the Town's strategic priorities identified by Council, staff and the community and how the Town applies funding resources to these projects.

Focus turned to the Police and Fire increased staffing requests to keep pace with anticipated future growth and to maintain the current level of service excellence the community expects. It is estimated that sales tax growth will not be sufficient to meet or fund these growing demands of our public safety departments. Options were outlined for funding staffing requests with Option A identified as the staff recommendation for 41 Fire and 34 Police FTE's by either a mill levy increase or a new home construction tax. Polling suggests that a mill levy will not be received favorably whereas the new home construction tax is only for new dwelling units and this growth is driving the need for additional, increased Fire & Police staffing.

The Town is seeking the first voter approved Town tax increase since 1994. The property tax postcard, to be mailed next week, was shared with Council and it was explained that it is individualized per address and identifies the 2021 property tax paid to the Town.

Polling results indicate a 6% lodging tax is favorably reviewed by the community and would be utilized for funding parks and recreation, open space and trails. The community understands that this tax is applicable to Castle Rock visitors.

The .1% sales tax option for open space acquisition and maintenance was a request from Councilmember Johnson to be included in the polling data.

Potential TABOR ballot questions were identified and direction was requested of Council regarding the issue of endorsing the Town being exempt from TABOR. The request is due to the anticipated revenue excess created by the partial funding to be received from the County for the Crystal Valley Interchange and in combination with the strong sales tax performance the Town has experienced.

Councilmembers proposed questions to Town Manager Corliss regarding a Tabor timeout and if this would be a permanent or temporary and if the timeout option would be specific to identified projects only. It was questioned how new home builds are projected year over year into the future and if the square foot price option on new housing for funding of public safety staffing should be at a higher rate. Concern was voiced questioning at which point this additional cost becomes a negative in attracting new home builds.

Polling results of possible ballot issues for the November election were reviewed. Discussion revolved around possible strategies for crafting the ballot language as well as the educational outreach necessary for the community to understand the ballot issues to receive yes votes.

Additional Councilmember discussion was voiced that the challenge would be to select the right issues to place on the ballot, so as to not overwhelm or confuse voters thereby creating the response of a no vote for all issues. Additionally, the need to strike a balance in doing what is right for the community, addressing the staffing issues and services provided, as well as being good stewards of tax payer monies. It was further clarified that operational costs related to growth are funded from sales tax, and sales tax will not be sustainable, therefore the need for alternative revenue streams will be necessary.

Town Manager Corliss also highlighted upcoming capital transportation projects and opened the discussion to discuss the Town's strategic priorities and items of interest to Council.

Council addressed comments to the Town Manager in regard to the citizen survey responses related to parks and open space and the desire to provide this for our community. In regard to the citizen survey it was also emphasized that the Town should be providing actionable results to the survey responses. Councilmembers also favored addressing the traffic calming and speeding issue concerns within areas of the community as priorities. Discussion developed around a plan to have Councilmembers meet with the Town Manager and Department Heads to address

concerns with the possibility of scheduling a retreat to address resolutions to citizen survey concerns and further address issues that are important to individual Councilmembers.

Related discussion regarding use tax and the allocation of use tax was highlighted as well. Further discussion also developed around better communication of Councilmembers that serve as liaisons to other organizations and reporting back to Council all applicable updates and information.

Meeting recessed.

Meeting reconvened.

INVOCATION - Pastor Don Haymon II, Calvary Apostolic Church of Denver

CALL TO ORDER / ROLL CALL

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

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Councilmember Johnson spoke in reference to the recent Canyons South neighborhood meeting and the applicants responsiveness to questions presented by citizens. Discussion identified that the Town's role in such meetings was as a facilitator and the applicants responsibility was to respond to citizen inquiries.

Councilmember Dietz addressed current road infrastructure and safety issues and the need for a third party consultant to evaluate the capacity limits as related to traffic and parking downtown.

Additional comments by Councilmember Johnson highlighted the Public Arts Commission and the Castle Rock Artist Cooperative in their collaboration of the new public mural at 407 Wilcox.

Mayor Pro Tem Bracken revisited speeding issues in the Meadows and Butterfield Crossing Drive areas and emphasized the need for traffic calming.

Mayor Gray acknowledged the Rotary and Town staff for the Ducky Derby event and highlighted the upcoming summer concert series, car show and the MS fundraiser events during the upcoming weekend.

Moved by Councilmember Dietz, seconded by Councilmember Cavey, to direct the Town Manager to contract with a firm to complete a comprehensive study for the Downtown capacity and infrastructure needs and outlook in conjunction with the August 24th Council meeting. Motion passed.

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

Moved by Councilmember LaFleur, seconded by Councilmember Hollingshead to accept the appointments to the Town boards and commission as identified. Motion passed.

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

UNSCHEDULED PUBLIC APPEARANCES

Fred Long, citizen, participated remotely addressing the Colorado SB 21-238 related to the Front Range Passenger Rail District and questioned what influence Castle Rock may have in regard to this state initiative.

[ID 2021-069](#)

Unscheduled Public Appearances - Handout, Written Comments

Deb and Scott Rhodus, residents, addressed Council regarding their concerns related to the issues at Butterfield Park highlighted by the incident report presented to Council.

TOWN MANAGER'S REPORT

Town Manager, David Corliss, asked Trish Muller, Finance Director, to present item to Council.

[ID 2021-064](#)

Presentation of the 2020 Comprehensive Annual Financial Report (AFR) and 2020 Popular Annual Financial Report (PAFR)

Marcie Ardan, with the certified public accounting firm BKD was introduced by Trish Muller, Finance Director, to present an overview of the Town's Comprehensive and Popular Annual Financial Reports.

[ID 2021-065](#)

Update: Monthly Department Reports

[ID 2021-066](#)

Update: Quasi-Judicial Projects

[ID 2021-067](#)

Development Services Project Updates

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Councilmember Johnson, seconded by Councilmember Dietz, to Accept the Agenda as Presented. Motion passed.

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

CONSENT CALENDAR

[PROC
2021-007](#)

Proclamation: Honoring the 50th Anniversary of the Castle Rock Senior Activity Center (For Council Action - Presentation on July 6, 2021)

[PROC 2021-008](#) **Proclamation: Smart Irrigation Month** [*Town of Castle Rock, CO*] (For Presentation Approved on June 15, 2021, by a vote 7-0)

[RES 2021-056](#) **Resolution Approving the Intergovernmental Agreement between the Town of Castle Rock and Dominion Water and Sanitation District (Parker Midsection Pipeline/ Canyons Pump Station Capacity License Agreement)**

[RES 2021-057](#) **Resolution Approving Payment to the Colorado Water Conservation Board for Fees Associated with Chatfield Reservoir Storage**

[MIN 2021-011](#) **Minutes: June 1, 2021 Town Council Meeting**

Moved by Councilmember Johnson, seconded by Councilmember Dietz to approve the Consent Calendar as read. The motion passed.

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

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[RES 2021-058](#) **Resolution Approving the First Amendment to the Castle Rock Collaborative Campus Development Agreement** (*Extension of time period for Town/ACC financial incentive for Second Building 4500 Limelight Ave*)

Town Manager, Dave Corliss, welcomed Diana Doyle, President of Arapahoe Community College and Belinda Aaron, Vice President who addressed Council requesting an extension of the development agreement for Phase 2 of the ACC Sturm Collaboration Campus. They thanked the Town for the continued collaboration and acknowledged the Town's investment in this endeavor.

Councilmember Cavey asked what bachelor degrees were offered by ACC.

Councilmember Hollingshead acknowledged the family cost savings and quality programs offered as well as providing opportunity for students who may have not looked at college previously, recognizing ACC as a great asset to the community.

Mayor Gray concurred and acknowledged appreciation for ACC selecting Castle Rock for their campus location.

No public comment.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Resolution 2021-058 be Adopted as presented. The motion passed.

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

[DIR 2021-015](#) **Discussion/Direction of Applications for the 2021 Second Quarter Council Community Grant Program, Two Applications**

Finance Director, Trish Muller, presented the two applicants for the Council Community Grant Program which focuses on quality of life programs and

activities. Applications were submitted by Castle View Band Boosters and the Douglas Land Conservancy.

Councilmember Cavey questioned if applicants could be awarded more.

Jim Delay, resident and board member of the Douglas Land Conservancy thanked the Town for the collaborative efforts in the past and would appreciate future support as related to the grant program before Council.

No public comment.

Moved by Councilmember Johnson, seconded by Councilmember Cavey, to award \$1,000 to each applicant. The motion passed.

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

[RES 2021-059](#)

Resolution Finding that the Petition for Annexation Submitted by Canyons South LLC is in Substantial Compliance with Article II, Section 30(1)(B) of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and Setting a Date, Time and Place for a Hearing to Determine if the Subject Property is Eligible for Annexation Under Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S. (Canyons South Annexation) [409 acres located east of Founders Parkway, north of Crimson Sky Drive, west of Castle Oaks Drive, and south Crowfoot Valley Road]

Tara Vargish, Director of Development Services, presented item to Council to determine if the Canyons South property is substantially compliant to continue the annexation process with an eligibility hearing scheduled for August 17th.

No public comment.

Moved by Councilmember LaFleur, seconded by Councilmember Hollingshead, that Resolution 2021-059 be Approved as presented. The motion passed.

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

[RES 2021-060](#)

Resolution Adopting Board and Commission Electronic Participation, Connected, and Hybrid Meeting Policy

Elizabeth Allen, Town Attorney, addressed Council on the item before them.

Councilmember Johnson clarified if communication regarding attendance at a board of commission meeting would be directed to the Town Manager and it was clarified that the policy also provided for a designee, which in this case may be the applicable staff or department liaison for the board or commission.

Mayor Gray questioned if the policy could be amended if remote participation for Councilmembers or board and commission members is determined to not be a favorable option and counsel explained that the policy can be amended or modified at a future date.

No public comment.

Moved by Councilmember Johnson moved, seconded by Councilmember LaFleur to Approve Resolution 2021-060. Motion passed.

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

RES 2021-061 Resolution Approving a Service Agreement with Jacobs Engineering Group Inc. for Preconstruction Services on the Crystal Valley Interchange Project

Dan Sailer, Director of Public Works, presented item to Council. Currently increased capacity of the Plum Creek Pkwy and I-25 intersection, as well as safety concerns, is driving the need for the Crystal Valley Interchange. Forecasted growth in the area is creating peak periods that impacts spill back safety concerns for drivers exiting I-25 at this intersection.

Councilmember Cavey questioned the target date for completion of the construction, which was clarified to be the end of 2025 year.

Town Manager, Dave Corliss, emphasized the sense of urgency for this project due to the growth in Crystal Valley. It was acknowledged that the Town is pursuing every avenue for additional funding to expedite this project for an earlier completion date.

No public comment.

Councilmember Johnson disclosed that her husband works for Jacobs Engineering but is not in the civil engineering division.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Resolution 2021-061 be Approved as presented. The motion passed.

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

RES 2021-062 Resolution Approving a Service Agreement Contract Between the Town of Castle Rock and Stanley Consultants, Inc. for the Fifth Street Improvements Project

Director of Public Works, Dan Sailer, introduced item to Council to include full widening efforts of Fifth Street west of the 'four corners' intersection of Ridge Road, Highway 86, Founders Parkway and Fifth Street. A grant has been awarded from DRCOG (Denver Regional Council of Governments) for 3.5 million dollars for this project.

Construction in phases will be dependent on the availability of funding. First phase will be focused on the east bound direction and the second phase concentrated on the west bound or downhill. Construction phases will encompass 2023 and 2025 years.

Councilmember Johnson questioned which phase the raised medians would be constructed in and inquired if the medians would be irrigated.

Councilmember LaFleur addressed concerns related to pedestrian safety and thanked Sailer for addressing those issues.

Councilmember Cavey commented on the area near Gilbert and the railroad tracks as being narrow and restricted. Sailer clarified that the expansion and widening of Fifth Street to four lanes coming down the hill stops at Woodlands Boulevard.

No public comment.

Moved by Councilmember LaFleur, seconded by Councilmember Dietz, that Resolution 2021-062 be Approved as presented. The motion passed.

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

[ID 2021-068](#)

Update: Water Resources Strategic Master Plan *[Entire Service area for the Town of Castle Rock]*

Mark Marlowe, Director of Castle Rock Water, presented the strategic master plan. The goal is to reach 75% renewable water by 2050. It was emphasized this is a multigenerational plan for renewable water for existing and future customers.

Councilmember LaFleur acknowledged a resident had researched Castle Rock Water and was very impressed with the endeavors undertaken and wanted to convey this comment to staff.

Mayor Gray commented that growth has been beneficial to fund this renewable water plan which Marlowe concurred and emphasized that it is a sizable investment by the community.

Mayor Pro Tem Bracken asked for Marlowe's perspective on the current state of Lake Mead and the drought issue as reported in the media. Marlowe responded that the Colorado River system is under stress and the drought is likely to continue. He commented that Castle Rock receives water from the western slope through the WISE project and that is why diversification of our water supply is so important. In a drought situation there will be times when our WISE water may not be available to Castle Rock.

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

No additional unscheduled appearances.

ADJOURN

Moved by Councilmember Johnson, seconded by Councilmember Hollingshead to Adjourn. Motion Passed

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

Meeting was adjourned at 8:48 pm.

Submitted by:

Robbie Schonher, Assistant Town Clerk