



**DOUGLAS COUNTY COMMISSIONERS
WORK SESSION
Monday, April 21, 2025**

A G E N D A

2:00 p.m.

Election Precinct Changes and Additions

2025 Fair Update

**Castle View High School Funding Request for
Field Lighting**

Single Family - Attached Residential Subdivisions

Agenda Item

Date: April 21, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Codie Winslow, Chief Deputy Clerk & Recorder

Subject: Election Precinct Changes and Additions

The Douglas County Clerk and Recorder, Elections Division, in accordance with State statute must evaluate and modify precincts. As a result of this evaluation, six new election precincts will be established and modifications made to other precincts.

FAIR & RODEO UPDATE



SPRING 2025



VIP Experience

A curated VIP experience will be hosted during the Douglas County Fair & Rodeo, offering guests exclusive access to premium amenities and a front-row view of the PRCA Rodeo performance. The experience is designed to elevate guest enjoyment while showcasing the best of the fairgrounds in a comfortable and welcoming setting.

Invitations

- Issued from the **Board of County Commissioners (BOCC)**
- Includes event details, dress code, brief on the **Amendment 41**, and guest limitations
- Accommodations for complementary grounds or concert admission can be made easily at the discretion of the BOCC. Capacity limits outlined here are for Rodeo performances only.

VIP Rodeo Dates & Capacity

- **Available Dates:** Thursday 7/31, Friday 8/1, and Sunday 8/3
- **Capacity:** Limited to 20 total guests per day
- **Attendance Policy:** Invite-only, with each guest allowed one additional (+1) guest

*Capacity is limited for this experience due to other sponsorship obligations.

RSVP Process

- RSVPs will be sent to Dru
- Confirmed names will be forwarded to Sharon at the Fairgrounds
- Invitations will be accepted on a **first come, first serve** basis
- A "Know Before You Go" email will be sent out the week of the event to all confirmed attendees with full event details

Check-In Process

- **Will Call** station located at the **Main Gate Ticketing Booth** (not at the Fair Office)
- Upon check-in, guests will receive:
 - A **labeled credential** with their name and a short blurb on amendment 41
 - A **Fairgrounds map, with directions to the Performance Platform**
 - A **schedule of the day's events**
 - Possibly also consider a handwritten welcome note signed by the BOCC

VIP Viewing Area & Experience Enhancements

Performance Platform Features

Guests will enjoy the evening's PRCA Rodeo from the **Performance Platform**, outfitted with the following features:

- **Private cash bar**
- **Light snacks**
- **Portable evaporative coolers**
- **Cornhole game**
- **Small guest favors**



Fly Mitigation Efforts

To address past issues with flies on the platform:


- **Fly fans** and **food covers**
- **Evaporative coolers** for airflow
- **Ongoing professional treatment and mitigation** beneath the platform to reduce attraction from nearby livestock

Additional Enhancement Opportunities

- Rodeo contestant meet-and-greets
- Appearances by Rodeo royalty
- Complimentary **food vouchers** or **drink tokens**
- Access to **private restrooms**
- Once nightly, Behind the Shoots Tour

Expansion of Premium Seating Experience

Fairgrounds staff has evaluated options for expanding premium seating to accommodate more guests with an elevated experience. After reviewing multiple alternatives, it has been determined that constructing a **standalone, covered deck** on the **northwest side of the Arena** offers the best solution.



New Space Benefits

This new space would add capacity for **40–50 additional guests**, enhance the rodeo experience for sold-out events, and serve as a prototype for premium seating needs as the County begins to design a **new Outdoor Arena**.



Anticipated Costs

Fairgrounds staff, through the RFP process, has identified **TCC Corporation** as the ideal contractor with a **Total Cost to County** of \$130,000.

Break-Even Analysis

Assumptions:

- 6 more Fairs before the completion of a new Outdoor Arena
- 40-person seating capacity for the new deck

Item	Amount
Design & Construction Costs	\$130,000
Required Annual Revenue (over 6 years)	\$22,000

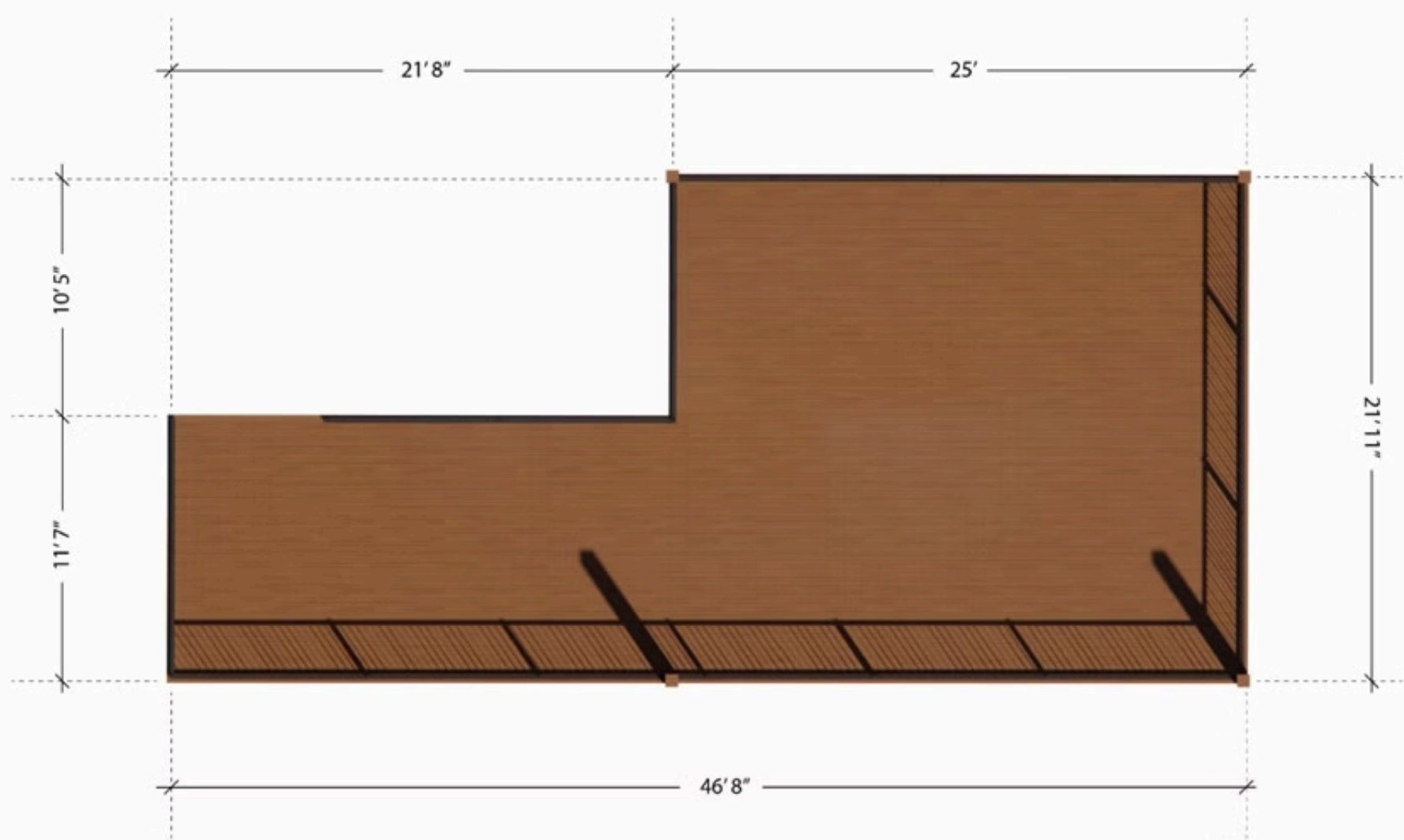
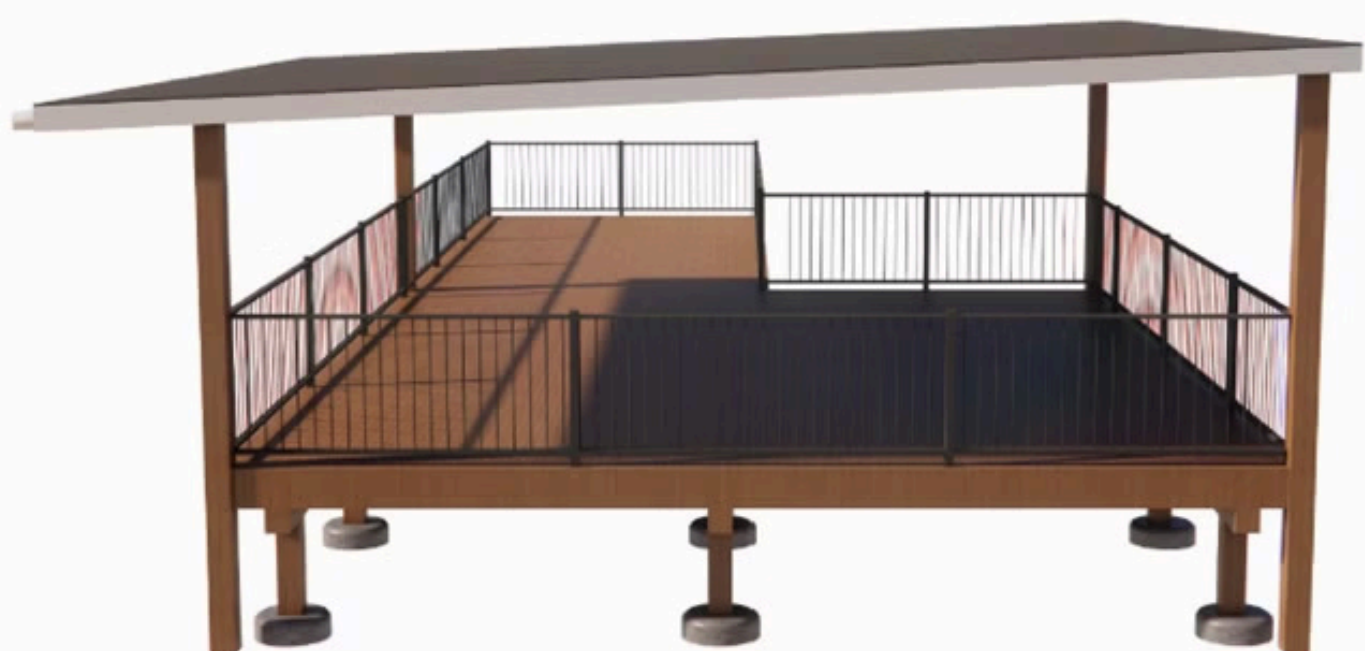
Revenue Estimates & Ticket Pricing

Revenue Source	Estimate
Naming Rights Sponsor (annual)	\$10,000*
Required Ticket Revenue per Rodeo	\$3,000
Minimum Ticket Price	\$75

*Fair Board already has active interest from a sponsor for a 3-year naming rights commitment

**Represents a \$40 increase over general admission rodeo tickets

***Elizabeth Stampede charges \$120 for a similar premium experience



Midway Playground Area Improvements

Current Lighting Enhancements

- Two lights were previously added to **existing nearby structures** to improve visibility.
- **Early this year**, a **third light** was installed to further enhance coverage.

Planned Additions to Supplement Lighting

- **Christmas lights** on nearby trees to provide **ambient lighting** and improve the overall atmosphere.
- **Portable, wireless LED lights:**
 - **Height:** 13 feet
 - **Overhang:** 6 feet
 - **Coverage:** 20' x 20' per light



Douglas County Staff Day at the Fair

Event Purpose

This event is intended to resurrect the spirit of 1950s-era company picnics—where co-workers and their families came together to relax, mingle, and enjoy each other’s company in a fun, casual setting. It’s designed to recognize and celebrate Douglas County employees by offering a family-friendly day at the Fair, courtesy of the Board of County Commissioners (BOCC).

Guest Benefits (Upon Check-In)

Each guest will receive:

- **Complimentary Fair & Rodeo Gate Admission** (\$5 value)
- **Unlimited Carnival Ride Pass** (\$40 value)
- **\$(Value TBD) Food Voucher**

Please Confirm: This replaces the previous offering of complimentary general grounds admission and concert tickets.

Check-In Process

- Upon arrival at the Fairgrounds, guests will check in at a **designated Douglas County Staff Table** (located at both entrances).
- At check-in, guests will receive their event **credentials** to access all included benefits
- Guests are then free to explore and enjoy the Fair on their own schedule

Evening Program Highlights

- **6:00 PM:** Guests are invited to the **Grandstands** for a special address from the BOCC

On-Site Entertainment & Attractions

Barns

- **6:00 PM: Junior Division Market Swine Show** in the Pavilion
- **Barns** will be open for guest exploration

Children & Family Activities

- Kodiak Ranch Petting Zoo
 - Face Painter & Balloon Artist
 - Hair Tinsel Station
 - Mobile Dairy Classroom
 - Agri-Golf
- Kids Tractor Pull
 - Inflatable Corn Maze
 - Tres Amigos Roping
 - Discovery Ranch
 - Steel Drum Band

Staff Day Details Continued

Food & Beverage Vendors

- Cluckin Wings
- Knights of Columbus
- Taste of Tabasco (Mexican)
- Woodhill BBQ
- Aspen Concessions (Turkey legs, fair food)
- Coffee Bus
- Dops Sweet Spot (New Orleans-style ice slush cups)
- CO Berliner Haus (German-inspired food)
- Granny's Pantry (Funnel cakes, fried desserts)
- Kettle Corn
- Lemonade & Iced Tea Vendor
- Beso's Mini Donuts
- Peak Beverage

Other Considerations

- Limitations to the Invite
 - Who gets the invite and how far should it extend?

Event Date & Time Options

All options fall on **Wednesday, July 30, 2025**

Option	Timing	Carnival Cost	Type
A	1:00—4:00 PM	\$17,500	Private
B	3:00 – 10:00 PM	\$17,500	Semi-Private
C	3:00 – 10:00 PM	\$35,000	Private

Additional Experience Ideas

- Live Band on the Midway Stage
- Sheriff's Office K-9 Demonstration
- Special Grandstand Draw (e.g., dunk tank, performance, prize raffle)

Budget Considerations


- Carnival Cost (See Above)
- Food Vouchers (Variable Cost)
- Additional Entertainment





Farm to Table Event Improvements

Overview

The Farm to Table event is evolving for an improved guest experience in 2025, with updates to venue, layout, culinary offerings, and guest engagement—all while preserving the unique, local charm of the original concept.







Venue & Layout

Moving to grassy field south of Event Center with a evap-cooled tent and tented entry pathway featuring local artisans

Artisan Showcase

Recruiting 15 local creatives, youth entrepreneurs, and 4-H participants

Culinary Upgrades

Passed cocktails, local breads and pastries, and an egg forward breakfast buffet


Event Logistics: 200 guests capacity, \$75 ticket price, estimated (\$6,068) loss

Run of Show:

- Artisan Vendors Open ~ 9:30 am
- Gates open/ticket taking (Buffet Line Opens) ~ 9:45 am
- Peak Beverage Tray Passing (Mimosa’s/Bloody Marys) ~ 9:45 am
- Event starts ~ 10:00 am
- BOCC Welcome ~ 10:15 am
- Local artist background music 10:30 am-12:00 pm (brief pause for ag talks)
- Agriculture/local ingredients Education talk ~ 11:15-11:30 am
- Event ends at ~ 12:00 pm

FARM-TO-TABLE TENT LAYOUT

Mountain View Tent \$10,850.00



60x75 Super Tent with cathedral window walls and ceiling fans
30x105 Super Tent with no walls for vendors



Strategic Growth Plan for PRCA Rodeo Purse & Rankings

Current Challenge: Competing with the Best

- Our ability to compete at the highest levels is **limited by seating capacity**, which restricts ticket revenue.
- Top-tier rodeos operate with **more than twice our patron capacity**, making it difficult for us to match their financial resources.
- **To remain competitive and secure a future top-20 ranking**, we must proactively **increase our purse** while remaining financial sustainable.

Why Growing Our Purse Matters

- The PRCA purse directly **impacts our rodeo ranking** and attracts top talent.
- Increasing the purse **enhances the rodeo's reputation and visibility**, putting us in the conversation with premier events.
- A **higher ranking strengthens our bargaining power** for sponsorships, media coverage, and future venue investments.
- Preparing for a **new arena** with a strong purse will allow us to **immediately enter the top 20** upon expansion.
 - Please note that additions to the added money will also be accompanied by increases to the stock contractor fees. (29% of new added money)

Proposed 5-Year Plan for Sustainable Growth

To systematically increase our purse and PRCA ranking, we propose **incremental ticket price (\$5) increases over each of the next 5 years**.

2025 Average Rodeo Ticket: \$32.50

2030 Average Rodeo Ticket: \$57.50

Revenue Distribution Strategy

- **50%** allocated to **Added Purse Money**
- **15%** to **Stock Fees**
- **35%** to **Fair & Rodeo Bottom Line** (to ensure financial sustainability, a **BOCC directive**)



Strategic Growth Options

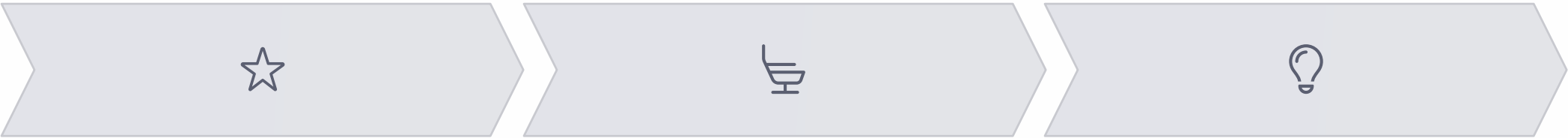
Option 1: Aggressive Purse Increase	Option 2: Moderate Purse Increase	Option 3: No Immediate Increase
<ul style="list-style-type: none">• \$55,000 increase in 2025.• Expected ranking jump from 43 to 35 in 2025.• Would likely trigger \$15,000 from the Cowboy Channel in 2026 for reaching the a top 35 ranking.• Followed by \$23,000 annual increases.• Projected PRCA ranking in 2030: 22 <div>Total Additional 2025 Cost: \$70,950</div>	<ul style="list-style-type: none">• \$15,000 increase in 2025.• Expected ranking jump from 43 to 40 in 2025.• Followed by \$23,000 annual increases.• \$15,000 Cowboy Channel funding triggered in 2028 upon reaching the top 35.• Projected PRCA ranking in 2030: 27 <div>Total Additional 2025 Cost: \$19,350</div>	<ul style="list-style-type: none">• No Increase in 2025• Remain at ranking 43-45 in 2025.• Followed by \$23,000 annual increases.• \$15,000 Cowboy Channel funding triggered in 2029 upon reaching the top 35.• Projected PRCA ranking in 2030: 28 <div>Total Additional 2025 Cost: \$0</div>

Long-Term Outlook: Regardless of the approach taken, all scenarios **position us for a top-20 ranking** upon completion of our **new arena**. Indicating very little ROI on an unplanned increase to the 2025 purse. There is no urgent need to increase the purse to remain in the top 60, as we have a \$60k+ cushion above that threshold.

Summary and Budget Impact

Summary

The Douglas County Fair & Rodeo is undergoing strategic enhancements across VIP experiences, seating, programming, and guest engagement to elevate the event, broaden its appeal, and support long-term growth.



VIP Experience

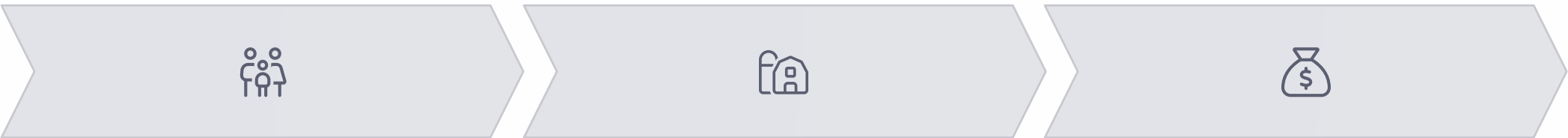
Costs associated with the presented upgrading of this experience will be absorbed inside the Fair & Rodeo budget.

Premium Seating Expansion

Deck Construction: **\$130,000**
Break Even Projected in 2030

Midway Improvements

Lighting upgrades will be covered inside the Fairgrounds operating budget



DC Staff Day @ The Fair

Carnival Private: \$35,000
Carnival Semi-Private: \$17,500
Food Vouchers: Variable Cost (TBD)
Additional Offerings: TBD
Total: **TBD**

Farm to Table Improvements

Tent: \$10,850
Upgraded Menu: \$2,150
Expanded Bar Service & Event Rentals: ~\$2,000
Total: **\$15,000**

Strategic Growth of PRCA Purse

Aggressive Option: \$70,950
Moderate Option: \$19,350
Conservative Option: \$0

Memorandum

Date: April 21, 2025
To: Douglas County Board of County Commissioners
Through: Douglas J. DeBord, County Manager
From: Terence T. Quinn, AICP, Director of Community Development *TQ*
CC: Nick Giauque, CPRP, Parks Program Manager
Steve Shoultz, CPRE, Assistant Director of Parks, Trails, and Building Grounds
Subject: **Funding Request from Castle View High School in the amount of \$421,610 for the purchase and installation of field lights**

SUMMARY

Castle View High School (Castle View) is requesting \$421,610 for the purchase and installation of field lights from the Parks, Trails, Historic Resources, and Open Space Sales and Use Tax (PTHROS). The primary goal is to enhance access to much-needed field space for both school activities and community use, particularly for local youth athletic teams.

PROCESS

- Project Introduced – September 27, 2024
- Board of County Commissioners (Board) Check-In – October 22, 2024
- Pre-submittal Meeting – December 3, 2024
- Application Submitted – January 23, 2025
- Parks Advisory Board (PAB) Presentation – March 24, 2025
- Board of County Commissioner Funding Decision – Pending

ECONOMIC AND TAX ASSESSMENT

Castle View has submitted estimated economic impact for the project. They reference a lacrosse tournament they host annually that brings an estimated 2,400 visitors for the tournament. County staff assesses economic impact at \$15 of spending per visitor based on data from the Trust for Public Lands.¹ At the \$15 rate one tournament could bring \$36,000 in visitor spending. Castle View anticipates hosting numerous tournaments throughout the year with the addition of the field lights.

¹ <https://www.tpl.org/wp-content/uploads/2023/09/TPL-BREC-Economic-Benefits-Report-2023.pdf>

To compare projects against each other, staff conducts tax assessments for each project. Property values are expected to increase 6% within 1,000 feet of a newly constructed park or trail based on data from the National Recreation and Park Association.² This project is for an already existing green space and will not have an impact on property taxes.

PAB SCORE AND RECOMMENDATION

Castle View presented the request to the PAB on March 24, 2025. The PAB voted 3-2 with a recommendation to not fund the project. They also voted 5-0 that funding should come from the Parks fund of the PTHROS tax if the project is funded by the Board.

<u>ATTACHMENTS</u>	<u>PAGE</u>
Application Packet	3
Funding Request Regional Map	12
PAB Scoring and Comments Sheet	13
Funding Request Master List	14
PTHROS Fund Balance	15

² <https://www.nrpa.org/parks-recreation-magazine/2020/april/how-much-impact-do-parks-have-on-property-values/>

Parks and Trails Funding Application

Project Name: Castle View Lights

Date: 1/23/25

Applicant Information:

Name: Castle View High School

Type of Entity: Public School

Authorized Representative: Scott Dowis

Contact Information: gsdowis@dcsdk12.org, w 303-387-9020, c 816-674-7030

Project Information:

Project Type: Installation of lights on turf field.

Property address: 5254 N. Meadows Dr.

State Parcel Number(s):

Total acreage:

Geographic area to be benefitted by the project (local, community, regional):

This project would benefit Castle Rock and greater Douglas County. It will allow for more field usage for the community for practice and games. In addition, it will open up opportunities to host tournaments which would draw people from outside of our county.

Population to be benefitted by the project (including any special population groups):

Castle View high school students, local youth teams, and community members.

Funding Information:

Total project cost: Musco Lighting: \$421,610 and Griener Electric \$143,000 (no installation).

Requested Amount of County Funding: \$421,610

Percentage of project funded by the County: 100%

Applicant's financial contribution: \$0

Financial contributions from other grants or project partners:

N/A

In-kind contributions from other project partners:

N/A

Project Narrative:

Describe the proposed project, its overall intent and function, and funding request. Discuss the project's anticipated construction timeframe. Describe any additional approvals, permits, easements, or agreements required for the project. State who owns the property and will maintain the project in perpetuity.

The proposed project involves the addition of lights to the turf field at Castle View High School. This initiative is intended to benefit not only the students of Castle View High School but also the broader Castle Rock and Douglas County communities. The primary goal is to enhance access to much-needed field space for both school activities and community use, particularly for local youth athletic teams.

Currently, field space is in short supply, and this project will significantly increase the availability of high-quality fields for practices, games, and events. With the installation of lights, the fields can be utilized during evening hours, extending the amount of time they are accessible for both school and community use. Additionally, this enhancement will support the hosting of tournaments, drawing participants and spectators from across the local area and the state, which will provide both athletic opportunities and economic benefits to the community.

The construction for this project is anticipated to take approximately 8-12 weeks.

The school district will own and maintain the lights in perpetuity, ensuring their proper upkeep and long-term functionality.

Approvals and Agreements:

All necessary approvals, permits, easements, and agreements will be obtained prior to construction, in accordance with district and municipal requirements. This project reflects a collaborative effort to enhance resources for the school and the community, supporting both educational and recreational activities for years to come.

Additional Documentation:



Maps showing project location, vicinity map, and proposed geographic service or benefit area.



Overall site plan and color rendering for all proposed improvements. Include conceptual plans for proposed future phases. Separate applications are required for any requests to fund future phases.



Other information the applicant deems useful for understanding its request

Signature:



Date: 1/23/25

Musco Sports Lighting: Budget Estimate

May 2024

Castle View High School Football
Castle Rock, CO

Thank you for the opportunity to discuss Musco's Light-Structure System with TLC for LED™ Total Light Control and the benefits it will bring to the football field at Castle View High School . We are excited to offer this innovative system, and are confident you will see the value for many years to come.

This estimate includes Musco's Light-Structure System with TLC for LED™ . This system includes pre-cast concrete bases, galvanized steel poles, remote electrical component enclosures, pole length wire harnesses and factory-aimed and assembled luminaires.

Benefits of Musco's Light-Structure System with TLC for LED®

- Guaranteed light levels
- Control-Link® System for remote on/off control and performance monitoring with 24/7 customer support
- BallTracker™ technology – targeted aerial light optimizing visibility of the ball in play with no glare for players
- Reduction of spill light and glare by 50% or more
- Reduction of energy and maintenance costs by 50% to 85% over typical 1500w HID equipment
- Product assurance and warranty program that includes materials and onsite labor, eliminating 100% of your maintenance costs for 25 years

Estimated Project Cost: Material Only

Football Field -50 Footcandles (360' x 160')	\$270,000-\$290,000
Adder: Entertainment Control Packages.....	\$10,000

Pricing is based on May 2024 pricing and is subject to change.

This estimate includes anticipated equipment only. This estimate assumes 480v/3 phase power being located within 100' of the site. It does not include the cost of a new electrical transformer, sales tax, permitting fees, underground electrical or bonding. It also assumes standard soil conditions. Rock, bottomless, wet or unsuitable soil may require additional engineering, special installation methods and additional cost.

Thank you for the trust you have placed in Musco Lighting. Please feel free to contact me with any questions you may have.

Marcelina Marvelli
Sales Representative
Musco Sports Lighting, LLC
Phone: 720-614-1115
E-mail: Marcelina.marvelli@musco.com





October 28, 2024

Commissioner George Teal, District II
Board of County Commissioners
100 Third Street
Castle Rock, CO 80104

CC: Councilman Kevin Bracken – Town of Castle Rock

Project: Castle View High School – Football Field Stadium Lighting

Reference: Scope and Pricing

Dear George,

Please see our scope and attached pricing options for the Castle View High School – Football Field Stadium Lighting Addition:

TOTAL PRICE \$319,570.00

The following qualifications, inclusions and exclusions also apply.

We appreciate the opportunity to quote this project for you and look forward to working on it with you. If you have any questions, or require additional information, please contact me.

Sincerely,

GREINER ELECTRIC

A handwritten signature in black ink, appearing to read 'Tom Tarver', is written over a light gray horizontal line.

Tom Tarver,
Director of Market Development

QUALIFICATIONS, INCLUSIONS, and EXCLUSIONS

Qualifications

1. Based on the following:
 - Based on Greiner Electric Design and Cooper Lighting Solutions.
 - Electrical Engineering by Greiner Electric.
2. Based on (1) mobilization for project completion.
3. Installations per NEC.
4. Assumes existing systems are to code and in good working order.
5. Assumes a laydown and preparation area is available adjacent to the field.
6. Includes startup and training.
7. Based on all work being completed during standard business hours.
8. Project schedule based on best practices and school schedules.
9. Traffic control and safety procedures as needed.
10. Pricing is good for 30 days.

Inclusions

1. Geotechnical report.
2. Blue stake prior to installation.
3. Permit.
4. Crane installation.
5. Grounding per NEC.
6. Labeling.
7. As built drawings for record.

Exclusions

1. Sales tax.
2. Site demolition or removal of any systems.
3. Utilities fees.
4. Fill dirt and rock excavating.
5. Utilities costs for temporary utilities power.
6. Work required for noise control.
7. Dewatering power.
8. BIM/3D CADD.
9. Performance and payment bond costs.
10. Additional work by inspection or permitting authority.
11. All costs associated with cutting, patching, and painting.



PROJECT SCOPE

SITE

Soils testing of site, Geotechnical report to be provided prior to installations.

Based on typical 10ft caisson, depth will be determined by soils test. Depth may increase to 14ft, added cost would be provided at that point.

Site preparation for safety and installations.

Underground electrical systems will be trenching and backfill around track and field, reuse of soils with compaction to standard.

Agreed upon laydown areas for installations with safety and priority.

We need access to the site for construction using standard 2-wheel drive rubber tire equipment.

Work required to be performed on track surface will be minimized or avoided whenever possible, when necessary, and surface protection will be provided as needed.

No work performed on or under the football field.

ELECTRICAL SCOPE OF WORK

A physical site electrical systems and power review confirmed upgraded electrical power feeders were prior installed (not shown on country drawings), so sufficient power is available to allow expansion for new lighting package with these modifications below:

- Readjustment of overcurrent protection in MDP to allow required power for new lighting.
- Addition of (1) new 480V panel for lighting system in field house.
- Underground raceways to perimeter of field and track, no impact to track or field.
- Grounding of systems and new light poles.
- Soil finishing at pole bases.

LIGHTING PACKAGE

See attached photometric, itemized lighting cost and owner review submittals for complete installation of lighting package.

https://www.dropbox.com/scl/fi/nzibjnk48ubqg2aq8v4h/Castle-View-HS-FB-Proposal5_.pdf?rlkey=fvix7tvpwmj8iqag1su09dm2h&st=dqkb3yys&dl=0

Provide design layout, aiming diagrams.

Remotely commission controls (with subcontractor assistance) and staff training.

Caissons to code.

Crane and stabilization.

BMK Utility Line Pole Foam for caisson base installation

<https://bmproducts.com/products/polecrete-stabilizer/>.

Erect and aim each light pole assembly.

Includes wireless control system.

Full onsite programming startup.

Ephesus uses COB – chip on board LEDs with a redundant power supply design to warranty the lighting system. This warranty holds true even if left in operation 24 hours a day for 10 years. That equates to 8,760 usage hours per year for 10 years.

*Current installation to field house from school has upgradable capabilities for increasing power for future baseball field lighting.





Douglas County Commissioners
100 Third Street
Castle Rock, CO 80104

Subject: Letter of Support for Castle View High School Turf Field Lighting Project

Dear Commissioners,

On behalf of the Douglas County School District, we are writing to express our strong support for the financial request of \$421,610 for field lighting for the turf field at Castle View High School. We believe this project represents an incredible investment in CVHS, the Castle View feeder community, and the greater Castle Rock community.

As a proud community school district, we understand the vital role that facilities like the CVHS turf field play in the lives of our students and families. This project will directly benefit the children of Castle Rock and their families by significantly expanding access to the field. The addition of lights will allow for evening and late-night usage, creating opportunities for:

- **Increased athletic programming:** More practice and game times for school teams, allowing for greater participation and skill development.
- **Expanded extracurricular activities:** Opportunities for marching band, clubs, and other student groups to utilize the field after school hours.
- **Community use:** The lights will enable the field to be used for community events, youth sports leagues, and recreational activities, fostering a stronger sense of community and promoting healthy lifestyles.
- **Enhanced safety:** Improved visibility will create a safer environment for all users during evening hours.

The ability to utilize the turf field during evening hours is particularly crucial in Colorado, where daylight hours can be limited, especially during the fall and winter months. This investment will maximize the use of this valuable resource and provide countless benefits to our students and the broader Castle Rock community.

We firmly believe that this project will have an immeasurable positive impact on our community. We urge you to favorably consider this funding request and help make this important project a reality.

Sincerely,

Erin Kane
Superintendent

*(See Quotes Below

Quotation Price – Materials Delivered to Job Site and Estimated Installation

Football Field(Materials Only) -\$ 230,000
Estimated Install Guarantee Electric.....\$164,820
Adder : Additional Electrical from the School's main electrical room.....\$26,790

Sales tax, bonding, labor, installation, and unloading of the equipment are not included. \$421,610
Quote is confidential. Pricing and lead times are effective for 30 days only. Prices are subject to change if the order is not released within 60 days from the date of the purchase.

Light-Structure System™ with Total Light Control – TLC for LED™ technology

Guaranteed Lighting Performance

- Guaranteed light levels of 50 Footcandles and uniformity of 2.5:1
- BallTracker® technology – targeted light, optimizing visibility of the ball in play with no glare in the players typical line-of-sight

System Description

- Factory aimed and assembled luminaries, including BallTracker® luminaires
- Galvanized steel poles
- Pre-cast concrete bases with integrated lightning grounding
- Pole length factory assembled wire harnesses
- Factory wired and tested remote electrical component enclosures
- UL listed assemblies

Environmental Light Control

- Spill light minimized
- Off-site glare light minimized

Control Systems and Services

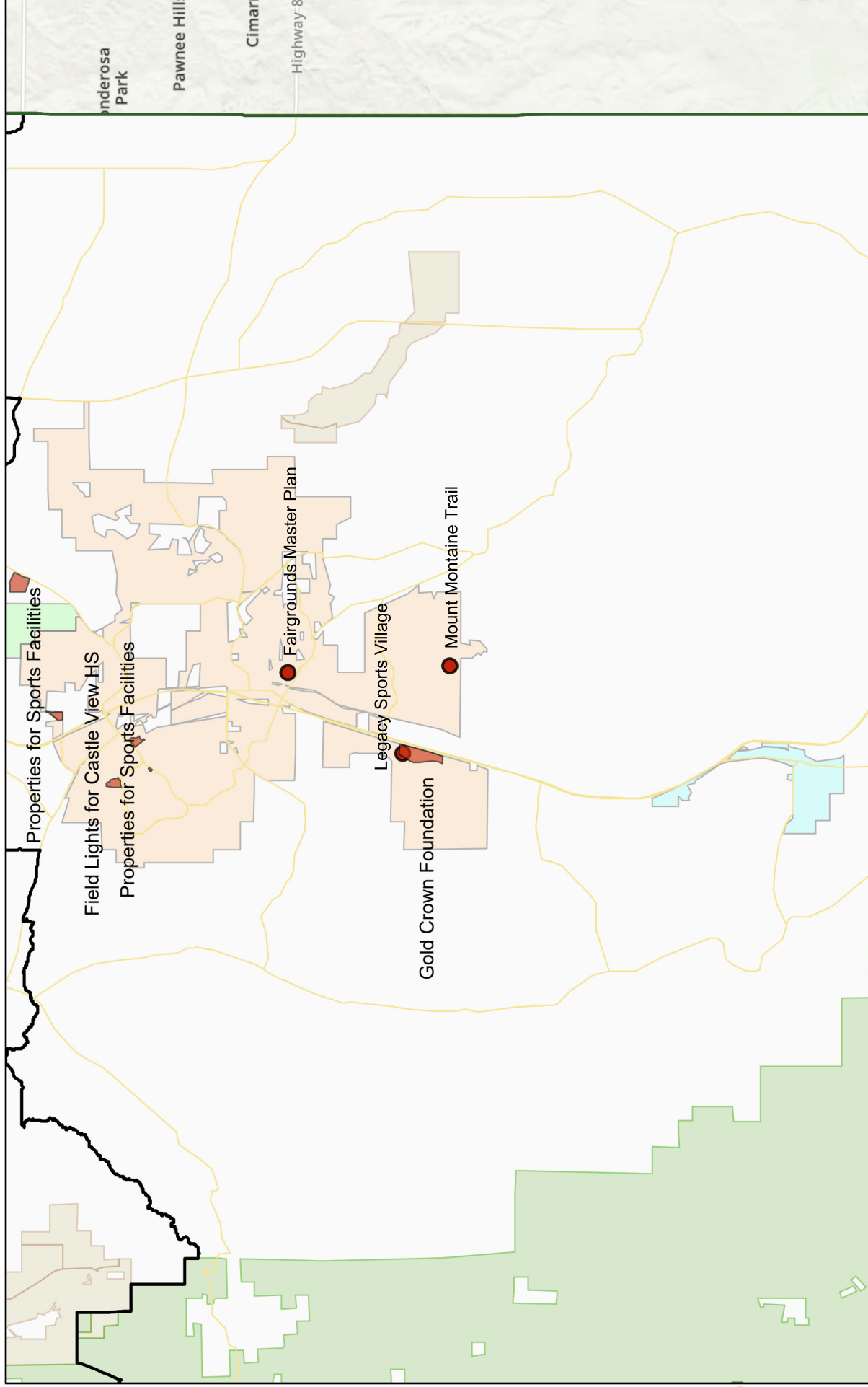
- Lighting contactor cabinet to provide onsite on/off control
- Control-Link® control and monitoring system to provide remote on/off and dimming (high/medium/low) control and performance monitoring with 24/7 customer support

Operation and Warranty Services

- Product assurance and warranty program that covers materials and onsite labor, eliminating 100% of your maintenance costs for 25 years
- Support from Musco's Lighting Services Team – over 170 Team members dedicated to operating and maintaining your lighting system – plus a network of 1800+ contractors

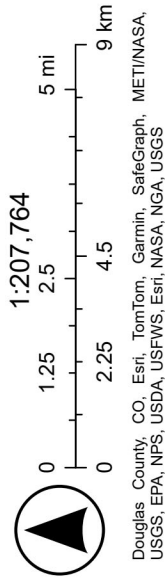


Funding Requests South Region



12/20/2024

Potential Parks Funding Source Sites



1:207,764
Douglas County, CO, Esri, TomTom, Garmin, SafeGraph, METINASA, USGS, EPA, NPS, USDA, USFWS, Esri, NASA, NGA, USGS

Project	Amount Requested
Sports Complex Construction Company	-
Field Lights for Castle View HS	290,000
Dog Water Park	4,000,000
Gold Crown Foundation	13,000,000
Mile High Sports Plex	15,000,000
Indoor Olympic Pool	-
Slammers Baseball	-
Parker - Salisbury North	8,240,725
HRCA - Wildcat	-
HRMD - Historic Park	250,000
DC - Sterling Ranch Soccer Complex	400,000
DC - Wildcat Regional Park	250,000
Lone Tree - High Note: Phase 1	8,000,000
HLCC - Natural Resource Management Plan	15,000
HLCC - Origins Trailhead	450,000
SR CAB - Burns Regional Park	10,350,000
DC - Plum Creek Trail	22,000,000
DC - N/S Connector Trail	10,350,000
DC - HLC Plum Creek Gap Connection	10,000,000
Roxborough Metro District	-
Shea Properties - Meridian Pickleball	4,018,450
Legacy Sports Village	-
DC - Highland Heritage Playground and Restroom Replacement	-
John Derry Park	-
Shadow Mountain Bike Park	-
Properties for Sports Facilities	-
Total:	\$ 106,614,175

Parks and Open Space Sales and Use Tax Fund
December 31, 2022 to Present

	8% Admin	Parks and Trails 28%	Open Space Acquisitions and Trails 28%	Open Space Operations and Maintenance 20%	Historic Resources 4%	Sharebacks 20%	Parks & Open Space Fund Balance	Fund Administration	Other Reserves Non-Spendable Encumbrances	Parks Cash-in-Lieu	Parks & Open Space Fund Total Available
12/31/2022 Open Space R-994-099	10,288,391		20,839,125				31,127,516		1,264,241		32,391,757
12/31/2022 Parks R-994-099		4,765,856					4,765,856			1,120,759	5,886,615
12/31/2022 Residual Fund Balance - R-994-099	10,288,391	4,765,856	20,839,125	-	-	-	35,893,372		1,264,241	1,120,759	38,278,372
Residual Fund Balance - Shift to R-022-085	(10,288,391)	(4,765,856)	(20,839,125)				(35,893,372)				(35,893,372)
12/31/2022 December R-022-085		12,562,680	12,562,680	8,973,343	1,794,669		35,893,372				35,893,372
12/31/2022 December R-022-085		500,674	500,674	357,625	71,525		1,430,498				1,430,498
12/31/2022 Fund Balance - R-022-085	-	13,063,354	13,063,354	9,330,968	1,866,194	-	37,323,870		1,264,241	1,120,759	39,708,870
2023 Revenues		5,116,395	5,080,028	3,846,179	725,719	4,091,413	18,859,734	1,545,050	69,291	102,000	20,576,075
2023 Interest Allocation		501,835	501,835	358,453	71,690		1,433,813	(1,433,813)			-
2023 Revenues		5,618,230	5,581,863	4,204,632	797,409	4,091,413	20,293,547	111,237	69,291	102,000	20,576,075
2023 Personnel		(2,021)		(980,299)			(982,320)				(982,320)
2023 All Other Expenditures		(3,345,056)	-	(2,235,014)	(7,565)	(4,091,413)	(9,679,048)	(111,237)			(9,790,285)
12/31/2023 Fund Balance	-	15,334,507	18,645,217	10,320,287	2,656,038	-	46,956,049	-	1,333,532	1,222,759	49,512,340
2024 Revenues (Budget)		5,167,271	5,142,271	3,758,051	734,610	3,673,051	18,475,254	400,000			18,875,254
2024 Personnel (Budget)		(1,055,900)		(1,489,868)			(2,545,768)				(2,545,768)
2024 All Other Expenditures (Budget)		(7,204,163)	(5,500,000)	(2,717,818)	(1,440,608)	(3,673,051)	(20,535,640)	(52,199)			(20,587,839)
12/31/2024 Estimated Fund Balance	-	12,241,715	18,287,488	9,870,652	1,950,040	-	42,349,895	347,801	1,333,532	1,222,759	45,253,987
2025 Revenues (Forecasted)		5,320,335	5,320,335	3,800,239	760,048	3,800,239	19,001,195	400,000			19,401,195
12/31/2025 Estimated Fund Balance	-	17,562,050	23,607,823	13,670,891	2,710,088	3,800,239	61,351,091	747,801	1,333,532	1,222,759	64,655,182

Agenda Item

Date: April 21, 2025

To: Douglas County Board of County Commissioners

Through: Douglas J. DeBord, County Manager

From: Terence T. Quinn, AICP, Director of Community Development *SK for TQ*

CC: Steven E. Koster, AICP, Assistant Director of Planning Services

Subject: **Single-Family Attached Residential Subdivisions – Agenda Item**

Single-family attached dwellings – like townhomes, patio homes, and duplexes – are dwellings that have primary ground floor access to the outside, are attached to another dwelling by a party wall, and are located on their own lot. They are a popular housing option in newer communities like Sterling Ranch.

Current Douglas County regulations require that development of single-family attached dwellings requires approval of both a subdivision plat to create the lots for each of the dwellings and a site improvement plan to demonstrate compliance with site development standards. Review of the plat and site improvement plan is typically combined into one process. Infrastructure necessary to serve the development, and the improvement agreements that ensure that the infrastructure will be built, are also reviewed and approved with that combined process.

Staff has observed that, for some of these single-family attached projects, the plat and site improvement plan reviews have significant areas of overlap and redundancy. Staff proposes to enter a process to evaluate opportunities to eliminate the site improvement plan review process and, instead, process all of the infrastructure and improvement agreements as part of a subdivision. A more limited review for compliance with development standards would be conducted during the processing of building permits for individual buildings.