

Municipal Shareback Request Staff Report

DATE:

TO: DOUGLAS COUNTY BOARD OF COUNTY COMMISSIONERS

THROUGH: DOUGLAS J. DEBORD, COUNTY MANAGER

FROM: TERENCE T. QUINN, AICP, DIRECTOR OF COMMUNITY DEVELOPMENT 

CC: LUKE THORNTON, PARKS PROGRAM COORDINATOR
NICK GIAUQUE, CPRP, PARKS PROGRAM MANAGER
STEVE SHOULTZ, CPRE, ASSISTANT DIRECTOR OF PARKS, TRAILS, AND BUILDING
GROUNDS

SUBJECT: TOWN OF CASTLE ROCK MUNICIPAL SHAREBACK REQUEST FOR \$3,700,000

BOARD OF COUNTY COMMISSIONERS MEETING:

November 4, 2024 @ 1:30 PM

I. EXECUTIVE SUMMARY

The Town of Castle Rock (Castle Rock) is requesting \$3,700,000 of their municipal shareback from the Parks, Trails, Historic Resources, and Open Space, Sales and Use Tax for renovations at Mitchell Gulch Park.

II. BACKGROUND

In 2022, voters approved the Parks, Trails, Historic Resources, and Open Space, Sales and Use Tax (Douglas County Resolution R-022-085), an extension of the previous voter approved tax in 1994, (Douglas County Resolution R-994-062). The resolutions provide for a portion of the net proceeds from the tax to be attributable to each municipality located wholly within Douglas County and are referred to as 'municipal shareback funds.' Municipal shareback funds build annually, beginning in 1994, and are used at discretion of the municipalities. Municipalities may request a portion or all their shareback funds at any time. The request is reviewed and recommend by the Parks Advisory Board (PAB) to the Board of County Commissioners.

On October 9, 2024, Castle Rock presented their request to the PAB for \$3,700,000 of their municipal shareback funds. The funds will be used towards the renovation of Mitchell Gulch Park. The renovation is already completed, and the park reopened in July 2024. Mitchell Gulch Park was constructed more than 27 years ago and previously, the park did not have a dedicated parking area and the playground needed to be replaced. The renovation master plan included a dedicated paved parking lot, new playgrounds, fitness elements, a pavilion, an all-season restroom, added lighting, six new tennis courts

with an additional dedicated parking area for the courts, a bike pump track, and a permanent cornhole game area with seating. The park also needed updating to meet ADA accessibility standards, and the irrigation needed upgrading to improve watering efficiency. The PAB voted unanimously (7-0) to recommend the request.

III. RECOMMENDED ACTION

The Parks Advisory Board recommends that the municipal shareback funds in the amount of \$3,700,000, for the Town of Castle Rock be allocated by the Board of County Commissioners in accordance with the approved tax resolutions.

ATTACHMENTS

Town of Castle Rock – Shareback Request for Mitchell Gulch Park

To: Douglas County Parks Advisory Board
From: Jeff Smullen, Assistant Director of Parks and Recreation
Title: Request for Open Space Shareback Funds – Mitchell Gulch Park Renovation

Executive Summary

The Town of Castle Rock is requesting \$3.7million in Douglas County Shareback funds allocated to the Town of Castle Rock for the Mitchell Gulch Park renovation that was completed this year. This project was initially funded through internal borrowing with a planned payback from the Town’s accumulated Shareback balance over a 2-year period. The last request from the Town for Shareback funds was in 2022 to pay for a portion of Butterfield Crossing Park improvements.

Castle Rock and Douglas County have a history of enhancing community spaces through Shareback-funded projects, benefiting both residents and visitors alike. Notable initiatives include:

- Metzler Ranch Community Park (1999)
- Partnership with County to purchase Hidden Mesa Open Space (2005-2006)
- Partnership with County to purchase Crystal Valley Butte (2006)
- Partnership with County to purchase 70-acre Hier Gannon property (2012)
- Philip S. Miller Park construction and improvements, including the amphitheater, Millhouse, pavilions, splashpad and parking (2013-2015)
- Festival Park renovation (2016)
- Design for Mitchell Gulch Park renovation, Butterfield Crossing Park renovation, Plum Creek South development projects (2020-2021)
- Butterfield Crossing Park renovation and Possibilities Playground (2023)
- Mitchell Gulch Park renovations (2024) (included in this funding request)

Projects using Shareback funds are supported by Town Council through the Town’s budget process. A dedicated design team collaborates with staff and citizens to determine the extent and details of each project, drawing on community input gathered via the Town's website and distributed surveys.

Mitchell Gulch Park

Mitchell Gulch Park was constructed more than 27 years ago. Previously, the park did not have a dedicated parking area and the playground needed to be replaced. The renovation master plan included a dedicated paved parking lot, new playgrounds, fitness elements, a pavilion, an all-season restroom, added lighting, six new tennis courts with an additional dedicated parking area for the courts, a bike pump track, and a permanent cornhole game area with seating. The park also needed updating to meet ADA accessibility standards, and the irrigation needed upgrading to improve watering efficiency.

In October 2022, Town Council unanimously approved a construction contract with Designscares Colorado as the general contractor to commence renovation work. The park's reopening was this July, when a celebration was held to mark the end of renovation work and invite the community to enjoy the new amenities.

Staff Recommendation

Endorsement is requested to approve the transfer of \$3.7 million from the Town of Castle Rock's portion of the Douglas County Shareback contributions and request the final approval be presented at the next Douglas County Commissioner's meeting for release of the funds. The Town intends to continue accruing its Shareback funds, earmarking them for future endeavors. Anticipated projects include the replacement of Centennial Park's three tennis courts and one basketball court, slated for 2025, improvements to ADA-compliant pathways and parking facilities, refurbishments to the Challenge Hill stairs at Philip S. Miller Park, Cobblestone/Macanta Open Space parking and trail infrastructure, and Lost Canyon Ranch Open Space access.