



## Town Council Meeting Minutes - Final

Mayor Jason Gray  
Mayor Pro Tem Desiree LaFleur  
Councilmember Ryan Hollingshead  
Councilmember Laura Cavey  
Councilmember Kevin Bracken  
Councilmember Max Brooks  
Councilmember Tim Dietz

---

Tuesday, September 17, 2024

6:00 PM

Town Hall Council Chambers  
100 North Wilcox Street  
Castle Rock, CO 80104  
[www.CRgov.com/CouncilMeeting](http://www.CRgov.com/CouncilMeeting)

---

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at [www.CRgov.com/WatchCouncil](http://www.CRgov.com/WatchCouncil), and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at [www.CRgov.com/CouncilComments](http://www.CRgov.com/CouncilComments) by 1:00 p.m. September 17, 2024 to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at [accessibility@CRgov.com](mailto:accessibility@CRgov.com) or submit an accommodation request form at [www.CRgov.com/A11yRequest](http://www.CRgov.com/A11yRequest).

### COUNCIL DINNER & INFORMAL DISCUSSION

### INVOCATION

Mayor Gray provided the Invocation.

### CALL TO ORDER / ROLL CALL

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

### PLEDGE OF ALLEGIANCE

### COUNCIL COMMENTS

Mayor Gray reflected on the Hero's Gala he attended. Tomorrow is the 5th Rally of Hope at Festival Park, and it is Suicide Awareness Month.

Councilmember Cavey thanked Mark Marlowe and Dave Corliss who have been working on the Pine Canyon item.

Councilmember Bracken commented that the relocation of utilities in his district is almost complete. He noted there is a private project by the car wash in the Meadows moving forward. Traffic studies show that half of the people traveling through downtown are not going to a destination downtown.

Councilmember Brooks discussed the motion he made regarding the impact of the migrant crisis.

Councilmember Dietz commended on the impact of the migrant crisis and the upcoming election.

Mayor Pro Tem LaFleur commented on the Safe Driving campaign raising awareness of distracted driving. She commented on the state legislators that

visited Castle Rock and upcoming events.

[EXEC  
2024-006](#)

**Executive Session Report: September 3, 2024 - A conference with the Town Attorney, to be conducted in accordance with Section 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding the matter of Church of the Rock, Inc, d/b/a/ The Rock v. The Town of Castle Rock, Colorado, Case No. 1:24-cv-1340-DDD-KAS, United States District Court for the District of Colorado.**

Mayor Gray read the report into the record.

[APPT  
2024-005](#)

**Appointment: Public Works Commission**

**Moved by Councilmember Brooks, seconded by Councilmember Bracken, to Approve Appointment APPT 2024-005 as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[PROC  
2024-009](#)

**Proclamation: Honoring Castle Rock Mental Health Co-Responders and Crisis Clinicians** [For Presentation - Approved on September 3, 2024, by a vote 7-0]

Mayor Gray read the proclamation into the record and presented the proclamation to an officer from Castle Rock Police department.

## UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Wayne Harlos, resident, spoke in opposition of the sales tax issue on the ballot.

Caryn Harlos, resident and officer of the Libertarian party, spoke in opposition of the sales tax issue on the ballot.

Chuck spoke in favor of the sales tax issue on the ballot.

## TOWN MANAGER'S REPORT

- [ID 2024-101](#)      **Update: Calendar Reminders**
- [ID 2024-102](#)      **Update: Monthly Department Reports**
- [ID 2024-103](#)      **Development Services Project Updates**
- [ID 2024-104](#)      **Update: Quasi-Judicial Projects**

## TOWN ATTORNEY'S REPORT

Mike Hyman, Town Attorney, provided an update on filing a lawsuit against Denver regarding the migrant issue.

## ACCEPTANCE OF AGENDA

Moved by Councilmember Bracken, seconded by Councilmember Hollingshead, to Approve the Agenda as presented. The motion passed by a vote of:

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

## CONSENT CALENDAR

Moved by Councilmember Bracken, seconded by Councilmember Brooks, to Approve the Consent Calendar as presented. The motion passed by a vote of:

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

[ORD 2024-016](#) Ordinance Adopting the 2025 Fiscal Year Budget for the Town of Castle Rock, Colorado (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)

[ORD 2024-017](#) Ordinance Amending Chapters 3.16, 4.04, 13.12, 13.15, and 13.30 of the Castle Rock Municipal Code by Changing Stormwater Development Impact Fees, Renewable Water Resource Fees, Water and Wastewater System Development Fees, and Water, Water Resources, Wastewater and Stormwater Rates and Surcharges (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)

[ORD 2024-019](#) Ordinance Amending Castle Rock Municipal Code Section 15.10.030 to Permit the Use of the IAPMO Water Demand Calculator for Residential Water Calculations Only (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0) [*Castle Rock Water Service Area*]

[ORD 2024-014](#) Ordinance Annexing to the Town of Castle Rock, Colorado, Multiple Parcels of Land Totaling 1.992 Acres Located in Douglas County, Colorado, Pursuant to an Annexation Petition Submitted by the Town of Castle Rock, Colorado [*Four Corners Annexation; South Ridge Road No. 1 Annexation; South Ridge Road No. 2 Annexation; Gilbert Street/Plum Creek Parkway Annexation*] (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)

[ORD 2024-015](#) Ordinance Approving the Initial Zoning for Multiple Parcels of Land Totaling 1.992 Acres Located in Douglas, County, Colorado, Pursuant to a Zoning Application Submitted by the Town of Castle Rock, Colorado [*Four Corners; South Ridge Road No. 1; South Ridge Road No. 2; Gilbert Street/Plum Creek Parkway Initial Zoning*] (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)

[RES 2024-098](#) Resolution Accepting the Offer from Symetra Life Insurance Company to the Town of Castle Rock for Stop Loss Insurance Coverage for Calendar Year 2025

[RES 2024-099](#) **Resolution Approving a Second Amendment to Town of Castle Rock Services Agreement with RockSol Consulting Group, Inc. for Continued Management, Inspection, and Materials Testing of the Four Corners Intersection Improvement Project**

[DIR 2024-016](#) **Approve: Letter of Support for Tesla's Colorado Energy Office Direct Current Fast Charging (DCFC) Plazas Application**

[PROC 2024-010](#) **Proclamation: Fire Prevention Week October 6-12, 2024** (For Presentation - Approved on September 17, 2024 by a vote 7-0)

[MIN 2024-017](#) **Minutes: September 3, 2024 Draft Minutes**

## ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2024-017](#) **Discussion/Direction of Applications for the 2024 3rd Quarter Council Community Grant Program, Four Applications**

Trish Muller, Director of Finance, presented the recommended community grants.

Castle Rock Gridiron Club representatives spoke.

Douglas Land Conservancy representatives spoke.

Lady Trailblazer representative spoke.

The Mane Mission representatives spoke.

**Moved by Councilmember Dietz, seconded by Councilmember Brooks, to Approve Discussion/Direction Item DIR 2024-017 as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[DIR 2024-018](#) **Discussion/Direction: Chapter 15 Historic Preservation Amendments**

Tara Vargish, Director of Development Services, presented the item with Brad Boland, Long Range Planner. They discussed changes to the age of a building that would require demolition approval, neighborhood meeting requirements, noticing requirements, completion period within a year from approval, and expand restoration grant program.

Some Councilmembers voiced concerns of the demolition requirements and fees.

**Moved by Councilmember Cavey, seconded by Mayor Pro Tem LaFleur, to bring the Item back to Council for further discussion. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[ORD 2024-011](#) **Ordinance Amending Title 17 of the Castle Rock Municipal Code Regarding Local Regulation of Natural Medicine Businesses (First Reading) [Continued from September 17, 2024 by a vote 7-0]**

Mike Hyman, Town Attorney, presented the item outlining the four types of natural medicine businesses: Healing Center, Cultivation, manufacturer, testing facility. A healing center provides the medicine on site.

Staff recommends allowing the businesses in light and general industrial

restricted to 1,000 feet from the property line of childcare or schools and residential; and restricting hours M-F 8am-5pm, with additional requirements.

Staff provided an amendment requested from Council for exemptions for existing businesses interested in obtaining a license.

Councilmember Cavey asked what if other applications before the end of the year want to obtain a license. Hyman stated they would have to meet the requirements.

Citizens that addressed Council:

Dr. Adam Graves has had his business in downtown Castle Rock and asked for an amendment on the timeline due to the educational requirements.

Beth, a dietician from an existing business requesting an exemption reassured Council about the safety of this medication and the extensive requirements.

Councilmember Brooks confirmed if we can work with existing businesses. Hyman stated the exemption is for an existing business that meets all the requirements in the amendment. He added they can put in an effective date.

Councilmember Dietz asked why we want this near residential and why we would grandfather in businesses.

Councilmember Brooks asked if it could be continued to figure out the timeframe to be able to get the training required to be completed.

Mayor Pro Tem LaFleur moved to continue the item to the October 1 Town Council meeting. Councilmember Brooks seconded. Councilmember Cavey amended to move to October 15 when she is back in town. Councilmember Hollingshead amended to move to the 2nd meeting in November when he is available.

Town Attorney Mike Hyman will have staff look to see what other municipalities are doing.

**Moved by Mayor Pro Tem LaFleur, seconded by Councilmember Brooks, to Continue Ordinance ORD 2024-011 to the November 19, 2024 Council meeting. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

## **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

None.

## **ADJOURN TO EXECUTIVE SESSION - NOT TO RETURN**

**Moved by Mayor Gray, seconded by Councilmember Cavey, to Adjourn to Executive Session. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[EXEC](#)  
[2024-007](#)

**Executive Session: A conference with the Town Attorney, to be conducted in accordance with Section 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice on the Douglas County Pine Canyon Development Rezoning and Water Appeal**

Meeting adjourned at 8:35 pm.

Submitted by:

---

Lisa Anderson, Town Clerk