



Town Council Meeting Minutes - Draft

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

Tuesday, March 3, 2026

6:00 PM

Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
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, 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 by 1:00 p.m. March 3, 2026, 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 or submit an accommodation request form at www.CRgov.com/A11yRequest

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION

Mayor Gray provided the Invocation.

CALL TO ORDER / ROLL CALL

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

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray expressed his wishes to get more rain or snow; and reminded citizens to be careful and report smoke or fire.

Councilmember Davis addressed the stop sign at Crystal Valley and Lake Gulch; and thanked the county for installing it for everyone's safety.

Councilmember Brooks thanked the Police department for monitoring traffic speeds in the school zone on Mikelson. He thanked Wellspring for testifying at the Capitol. Brooks reported he is running a bill for a 10% set aside for the IDD disabled community. He encouraged everyone to support Wellspring's bakery or coffee shop in the Town.

Councilmember Dietz is thankful for Davis and Brooks bringing up traffic issues and to continue to make Castle Rock better.

UNSCHEDULED PUBLIC APPEARANCES

No public comment.

TOWN MANAGER'S REPORT

[ID 2026-025](#)**Update: Calendar Reminders**

David Corliss, Town Manager, provided the update.

[ID 2026-026](#)**Update: Legislative Update**

Kristin Read, Assistant Town Manager, provided the update.

Councilmember Brooks asked to remove his name from Town positions because some of the items he is not able to vote on.

Mayor Pro Tem Cavey confirmed they are still monitoring the bill to decriminalize prostitution. Brooks stated it has to be heard within 28 days and a date has not been assigned yet; but it will have to be around March 10 or it will die.

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Affirm staff's recommended positions on state legislation as presented and direct staff to communicate the positions to the Town's legislative delegation, CML and others. The motion passed by a vote of:

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

[ID 2026-027](#)**Update: Award of Contracts for the 2026 Pavement Maintenance Program Projects**

Dan Sailer, Director of Public Works, presented the Transportation Service Contracts that will be on the Consent Calendar.

Councilmember Bracken asked to comment on the deferred maintenance. Sailer stated it is important to keep on the schedule to maximize pavement life. Bracken asked if the vendors guarantee their work and if there are any issues. Sailer stated they look at the historical work and references for all vendors.

Councilmember Dietz confirmed Promenade and Outlets work will be done at night. He inquired the percentage of sales tax that goes to road maintenance. Corliss stated 20% goes to the Transportation fund and we receive some share back money from the County and some from the State.

Councilmember Davis inquired about the bridge off Frontage. Sailer stated that bridge has been evaluated and CDOT inspects their bridges every two years. CDOT will also do pothole repair on their bridges.

[ID 2026-028](#)**Development Services Project Updates**

Tara Vargish, Director of Development Services, provided an update. She noted the cyber scams that have been going out to land use applicants. They have reached out to them and put information out on their webpage. She asked anyone receiving a scam email, letter or call to file a report it to the Castle Rock Police.

[ID 2026-029](#)**Update: Quasi-Judicial Projects****TOWN ATTORNEY'S REPORT**

No report.

ACCEPTANCE OF AGENDA

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

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

CONSENT CALENDAR

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

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

[RES 2026-018](#) Resolution Authorizing the Town Manager and Finance Director to Reallocate Approved Funds for the 2026 Pavement Maintenance and Bridge Maintenance Programs

[RES 2026-019](#) Resolution Approving a Construction Contract with EDW. C. Levy, Co., D/B/A Schmidt Construction Company, for the 2026 Asphalt Overlay No. 1 Project

[RES 2026-020](#) Resolution Approving a Construction Contract with Chavez Construction, Inc., for the 2026 Asphalt Overlay No. 2 Project

[RES 2026-021](#) Resolution Approving a Construction Contract with A-1 Chipseal Company, D/B/A Rocky Mountain Pavement, for the 2026 Curb, Gutter and Sidewalk Project

[RES 2026-022](#) Resolution Approving a Construction Contract with Vance Brothers, LLC, for the 2026 Slurry Seal Project

[RES 2026-023](#) Resolution Approving a Construction Contract with Myers & Sons Construction, LLC, for the 2026 Bridge Rehabilitation Project

[RES 2026-024](#) Resolution Approving a Town of Castle Rock Services Agreement with Barricade Holdings LLC for the 2026 Pavement Marking Maintenance Program

[RES 2026-025](#) Resolution Approving a Construction Contract with Brannan Sand & Gravel Company, LLC, for the 2026 Town Facility Parking Lot Improvement Project

[RES 2026-026](#) Resolution Approving Variances Pursuant to Chapter 9.16.070.E of the Castle Rock Municipal Code for Nighttime Construction Activities Related to Various 2026 Public Works Projects

[RES 2026-027](#) Resolution Approving the 2026 Water Lease Agreement Between the Town of Castle Rock and Central Colorado Water Conservancy

District *[Morgan County, Colorado]*

- [RES 2026-028](#) **Resolution Approving the Second Amendment to Town of Castle Rock Construction Contract with Garney Companies, Inc., for the RWRWTC LAS Conversion Project** *[Ray Waterman Regional Water Treatment Center]*
- [RES 2026-029](#) **Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Approving an Equipment and Services Acquisition Agreement with Academy Sports Turf, Inc., for the Replacement of Synthetic Turf at Bison Park**
- [APPT 2026-004](#) **Appointment: Douglas County Housing Partnership, Board of Directors Staff Representative**
- [PROC 2026-001](#) **Proclamation: Congratulating the Castle View High School Coed Cheerleading Team on Its Third Consecutive State Championship and Third Place National Finish (For Council Action - Presentation on March 24, 2026)**
- [PROC 2026-002](#) **Proclamation: Congratulating the Douglas County High School Varsity Girls Cheerleading Team on Its State Championship and Ninth Place National Finish (For Council Action - Presentation on March 24, 2026)**
- [MIN 2026-006](#) **Minutes: February 17, 2026 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

- [DIR 2026-006](#) **Discussion/Direction: Douglas County On-Demand Shuttle Service Proposal**
- Douglas County Commissioner, George Teal, resident of Castle Rock; along with Douglas County Commissioner Abe Laydon, and Rand Clark, Assistant Director of Community Services presented information on the Link on Demand Program.
- Commissioner Laydon thanked Council for their work for the Town of Castle Rock and provided information reflecting success in Highlands Ranch. The number of rides to shop and generate sales tax; elderly needing transportation, or residents without a vehicle. The Town of Parker will be participating in April. 80% of costs will be from County, Federal and State funding.
- Commissioner Teal noted that taking a link vs. driving does not involve finding and taking up a parking space, encourages economic growth, and offers a public safety solution for those that have a drink with dinner. Link delivers a solution for seniors needing a ride and it will be less than the current taxi voucher program. The Town used to be serviced by the Clean Air Shuttle; and since then they receive requests for a transportation solution.
- Mayor Gray asked if Highlands Ranch and Lone Tree has done an ROI audit.

Clark stated they have looked at two studies in other states with an estimated ROI with a \$5M investment that turns into a \$20M investment into the County with sales tax, salaries to drivers, and social benefit. Mayor Gray asked to confirm the percentage of seniors. Clark stated the vendor doesn't collect PII, but their surveys conclude about 20% are seniors and disabled riders.

Councilmember Bracken asked if it is a personal car; are the drivers certified, etc. Commissioner Laydon stated they are working with a private vendor that is similar to Uber using an app. The vehicles are owned by the vendor and drivers are assigned the vehicles. The cost to the riders is free. Bracken asked if the price would be increased, or is it capped. Laydon stated the vendor uses models that are pretty accurate. Bracken inquired what happens if it exceeds rides/costs. Teal stated that the County commits to the 80/20 split.

Councilmember Brooks confirmed they will be able to evaluate the data collected. Clark stated the data is 24 hours delayed. The hours of operation are M-Th 7a-7p, Fri 7a-10p, Sa 10a-10p, and no service on Sunday. There is a phone center for those not using the app to book a ride. Commissioner Laydon does not see a lot of limitations to where it can go. Councilmember Teal stated service will be within the Town and a ride up to the light rail station. They are talking about a pilot program to get up to DIA. Brooks noted legislation that may affect ride shares.

Mayor Pro Tem Cavey noted the \$400,000 Town funds are taxpayer dollars that will come out of something else. She inquired if the ROI is additional sales tax we will get back. Teal stated they are seeing indications that come out of Lone Tree that it does facilitate sales tax to help people take a trip they wouldn't have done. Teal stated this is a wise expenditure of tax dollars. Cavey confirmed it is within the Town; however, Teal stated there is a transfer option to get to Lone Tree and you can continue on to Highlands Ranch or Parker changing vehicles in Lone Tree. Cavey asked if they are not satisfied with the ROI, is this a trial. Teal stated this is a one-year pilot and they are open to expand and refine it as they go on. Commissioner Laydon stated it also can bring County residents to Castle Rock.

Councilmember Dietz asked if there is a limit by the user. Teal stated there are no limits. There is no private information on riders kept. Dietz asked if there is data collected to see where Link is being used. Dietz would like to see the numbers come back to support the ROI. Teal confirmed the agreement will be for one year to assist with budgeting for the Town and the County. Dietz inquired if there isn't a vehicle available. Commissioner Laydon stated the only limitations is what the Town wants and if they want to expand it.

David Corliss, Town Manager, states this supplements services provided by the Senior Center. If successful, we would phase out the taxi voucher program. Town Council would need to do a budget amendment and an IGA.

Mayor Pro Tem Cavey asked if this affected seniors on Sundays. Corliss stated the taxi voucher program is only Monday through Friday currently. Mayor Gray also stated the taxi voucher program is accessed at the Senior Center.

No public comment.

Councilmember Hollingshead feels it is a win for seniors and the disabled. He doesn't feel there will be a good ROI; but it can be life changing for some people and improving the quality of life. He also commented on the health care services available in Lone Tree.

Councilmember Bracken wanted to ensure our Town Attorney approves the IGA and contracts and feels it is beneficial to partner with the County.

Councilmember Davis knows the previous system we used was not used and most people have vehicles. He doesn't understand the logistics of the transfer station in Lone Tree vs. going straight to Parker.

Mayor Gray feels if the ROI is above the \$400k and provides services to people that otherwise wouldn't go, it is a benefit to the Town.

Councilmember Dietz feels it is worth a trial and we can reevaluate it after a year.

Mayor Pro Tem Cavey asked if there is any way to track the ROI. Corliss feels it is a challenge but worthwhile doing surveys and to do a one-year trial. Corliss stated you can see destinations to make assumptions.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Direct Staff to work with the County to develop an IGA outlining terms and conditions to bring the Link program to Castle Rock for Town Council for consideration. The motion passed by a vote of:

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

QUASI JUDICIAL HEARINGS

Mayor Gray confirmed there is no conflict of interest and all items have been properly noticed.

[ORD 2026-006](#) **Ordinance Annexing to the Town of Castle Rock, Colorado, Multiple Parcels of Land Totaling 4.696 Acres Located in Douglas County, Colorado, Pursuant to a Petition for Annexation Submitted by ACM Dawson Trails VIII JV LLC and the Town of Castle Rock, Colorado; and Providing for the Emergency Adoption of this Ordinance on First and Final Reading [4.7 acres, located west of Interstate 25 and south and west of Crystal Valley Interchange]**

Ordinance 2026-006 and Ordinance 2026-007 were presented together and will be voted on separately.

Tara Vargis, Director of Development Services, presented the items.

Mayor Pro Tem Cavey confirmed we are not taking anyone's individual property.

Councilmember Dietz confirmed the vote of the Planning Commission was 6-0 with one member recusing himself.

Larry Jacobson with Westside Development gave a presentation. This is a cleanup of County property. Stacy with Norris Design stated the zoning is part of the annexation. There are three different zoning designations on this parcel.

No public comment.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Quasi-Judicial Ordinance ORD 2026-006 as presented. The motion passed by a vote of:

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

[ORD 2026-007](#) **Ordinance Approving the Dawson Trails Planned Development Plan and Zoning Regulations, Amendment No. 3, and the Initial Zoning for Multiple Parcels of Land Totaling 4.696 Acres and Located in the South Half of Section 22, Township 8 South, Range 67 West of the Sixth Principal Meridian, Douglas County, Colorado (Territorial Road Initial Zoning) (First Reading)**

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve Ordinance ORD 2026-007 as presented. The motion passed by a vote of:

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

[ORD 2026-008](#) **Ordinance Amending the Town of Castle Rock's Zone District Map by Approving the Rezoning of the Property Located at 3737 New Hope Way to Meadows Medical Planned Development [Located the NE corner of Meadows Parkway and Red Hawk Drive](First Reading)**

Tara Vargish, Director of Development Services, presented the item.

Mayor Pro Tem Cavey asked what the property is currently. Vargish stated the majority is vacant along Meadows and the parking lot, and the building would be on the east side furthest from the existing homes.

The applicant gave a presentation.

Mayor Pro Tem Cavey asked why they would want medical offices next to a church. The applicant stated its proximity to the hospital and the use is limited and quiet. In 2017 the church reviewed areas they could provide financial stability through this process with unused property.

Councilmember Davis confirmed the parking lot is shared and use times are opposite.

Councilmember Hollingshead confirmed no plans to add a second building.

Moved by Councilmember Davis, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Ordinance ORD 2026-008 as presented. The motion passed by a vote of:

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

[RES 2026-030](#) **Resolution Finding that Certain Property, which is the Subject of a Petition for Annexation Submitted by the Diocese of Colorado Springs, is Eligible for Annexation to the Town of Castle Rock, Colorado, Under Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S. (St. Francis of Assisi**

Catholic Church Annexation) [16.59-acre property located southeast of the intersection of N Valley Drive and Fifth Street]

Tara Vargish, Director of Development Services, presented the item.

Councilmember Bracken was not present for the vote.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Resolution RES 2026-030 as presented. The motion passed by a vote of:

Yes: 6 - Gray, Cavey, Hollingshead, Davis, Brooks, Dietz

Not Present: 1 - Bracken

ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[RES 2026-031](#) **Resolution Approving a Construction Contract with O-A-K Colorado, LLC, for the Fire Station 156 and Logistics Center Construction Project [location at the west side of the intersection of Castle Oaks Drive and Pleasant View Drive]**

Norris Croom, Fire Chief, presented the item.

No public comment.

Moved by Councilmember Dietz, seconded by Councilmember Brooks, to Approve Resolution RES 2026-031 as presented. The motion passed by a vote of:

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

[ORD 2026-009](#) **Ordinance Amending Chapter 15.20 of the Castle Rock Municipal Code, Adopting by Reference as a Primary Code the 2025 Colorado Wildfire Resiliency Code (First Reading)**

Tara Vargish, Development Services Director; Jon White, Chief Building Official, and Fire Chief Croom presented the item.

Councilmember Davis confirmed the entire deck must meet requirements.

Councilmember Dietz asked how this will help consumers save money. Chief Croom stated they have had to do mitigation reviews. It is up to the individual insurance companies if it will reduce insurance costs.

No public comment.

Moved by Councilmember Davis, seconded by Mayor Pro Tem Cavey, to Approve Ordinance ORD 2026-009 as presented. The motion passed by a vote of:

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

[ORD 2026-010](#) **Ordinance Amending Section 15.48.010 of the Castle Rock Municipal Code for the Purpose of Adopting by Reference as a Primary Code**

the 2026 Town of Castle Rock Landscape and Irrigation Criteria Manual (First Reading) [Entire Castle Rock Service Area]

Mark Henderson, presented Ordinance 2026-010, Resolution 2026-032 and Resolution 2026-033 together and they will be voted on separately.

Councilmember Brooks noted the increase in violations in 2024 and 2025. Henderson stated 2023 was a high precipitation year.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-010 as presented. The motion passed by a vote of:

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

[RES 2026-032](#) **Resolution Approving the 2026 Town of Castle Rock Water Conservation Rebate Incentive Program [The entire Castle Rock Water Service Area]**

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Bracken, to Approve Resolution RES 2026-032 as presented. The motion passed by a vote of:

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

[RES 2026-033](#) **Resolution Adopting the Town of Castle Rock 2026 Water Use Management Plan [Entire Castle Rock Service Area]**

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Approve Resolution RES 2026-033 as presented. The motion passed by a vote of:

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

[ORD 2026-011](#) **Ordinance Amending Chapter 5.04 of the Castle Rock Municipal Code Regarding Canvassers, Solicitors, and the Distribution of Flyers (First Reading)**

Lisa Anderson, Town Clerk, presented the item.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-011 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

ADJOURN

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Adjourn. The motion passed by a vote of:

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

Meeting adjourned at 9:15 pm. Submitted by Lisa Anderson, Town Clerk

