



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, March 5, 2024

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 Town Council Meetings are streamed online in real time at www.CRgov.com/WatchCouncil and 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. In addition to in-person appearances, public comments may also be submitted in writing online at www.CRgov.com/CouncilComments, by 1:00 p.m. on meeting date, to be included in the public record.

COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION

Mayor Gray provided the Invocation.

CALL TO ORDER / ROLL CALL

Present: 6 - Mayor Gray, Mayor Pro Tem LaFleur, Councilmember Hollingshead, Councilmember Cavey, Councilmember Brooks, Councilmember Dietz

Not Present: 1 - Councilmember Bracken

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray recognized Dennis Carnahan who led Keepers of the Rock that recently passed away. Al Block also passed away and was instrumental in developing Crystal Valley Ranch. Mayor Gray extended his condolences. Mayor Gray recognized Rick Martin with Castle Rock Fire and congratulated him on his upcoming retirement.

Councilmember Cavey stated her concerns with illegal immigrants in Denver and requested Council and staff to put together a Resolution that supports why we are not a sanctuary city in line with the Commissioners and the city of Monument.

David Corliss, Town Manager, noted they have also seen some of the concerns. The Town has an active plan to provide resources to unhoused individuals. We do not have a shelter in the Town or in the County.

Police Chief Cauley stated the priority is to keep our community safe, and they have an officer who is assigned to assisting with unhoused individuals.

Councilmember Hollingshead feels people are over-reacting to national news.

Councilmember Brooks asked if we have a policy. Corliss stated we have a practice and have an SOP to deal with individuals that are unhoused. Brooks confirmed that we do not have a statement that we are not a sanctuary city.

Councilmember Dietz feels we should make it official so that citizens can see what our policy is.

Mayor Pro Tem LaFleur is not comfortable with the word sanctuary. Corliss stated this is the nomenclature that is used. Hollingshead doesn't feel we need to say anything.

Councilmember Cavey asked to direct staff to put information on social media that we are not a sanctuary city, how we deal with unhoused individuals, and that we do not have a shelter in the Town or the County.

Consensus of Council for staff to circulate a draft to Council before publishing on the website.

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Peter Wall, Director of Government Affairs, Denver Association of Realtors, asked Council for a compromise for Saturday and Sundays to allow signs for open houses, etc.

TOWN MANAGER'S REPORT

[ID 2024-024](#)

Update: Calendar Reminders

David Corliss, Town Manager, provided an update on calendar items.

[ID 2024-025](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, provided an update on the four land use bills that Council opposed and other legislative items.

Councilmember Dietz confirmed that the bill for transitory communities does not currently apply to the Town.

[ID 2024-026](#)

Award of Contracts for the 2024 Pavement Maintenance Program and Capital Projects

Dan Sailer, Director of Public Works, discussed the Pavement Maintenance Program and the contracts for the projects.

Councilmember Dietz and Cavey thanked staff for their work on the Crystal Valley interchange. Corliss stated we have notice to proceed and there should be activity beginning next week. Cavey asked about progress on Crowfoot Valley. Sailer stated the entire project will go out to bid to start widening later this year. Dietz inquired about the pothole on the off-ramp at Plum Creek and that the community should be aware that it is CDOT property and they have been notified.

[ID 2024-027](#) **Development Services Project Updates**

Tara Vargish, Development Service Director, provided an update.

[ID 2024-028](#) **Update: Quasi-Judicial Projects****TOWN ATTORNEY'S REPORT**

No report.

ACCEPTANCE OF AGENDA

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

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

CONSENT CALENDAR

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

Yes: 5 - Gray, Hollingshead, Cavey, Brooks, Dietz

Not Present: 1 - LaFleur

[ORD 2024-005](#) **Ordinance Authorizing the Exercise of the Town's Power of Eminent Domain to Acquire Certain Real Property Interests Necessary for the Crowfoot Valley Road Widening Project (Second Reading - Approved on First Reading on February 20, 2024 by a vote 7-0) [from Knobcone Drive to Macanta Blvd]**

[RES 2024-016](#) **Resolution Approving a Construction Contract With A-1 Chipseal Company, For The 2024 Town Facility Parking Lot Improvements Project**

[RES 2024-017](#) **Resolution Approving a Construction Contract with Edw. C. Levy Co., for the 2024 Asphalt Overlay Project**

[RES 2024-018](#) **Resolution Approving a Construction Contract with KRM Concrete LLC, for the 2024 Curb, Gutter, and Sidewalk Replacement Project**

[RES 2024-019](#) **Resolution Approving a Construction Contract with Chavez Construction, Inc., for the 2024 Full Depth Reclamation Project**

[RES 2024-020](#) **Resolution Approving a Construction Contract with Vance Brothers, Inc., for the 2024 Slurry Seal Project**

[RES 2024-021](#) **Resolution Approving a Variance Pursuant to Chapter 9.16.070.E of the Castle Rock Municipal Code for Nighttime Construction Activities**

Related to the 2024 Pavement Maintenance Program, 2024 Town Facility Parking Lot Improvement Program, 2024 Pavement Marking Maintenance Program and 2024 Pavement Capital Improvement Program Projects

[RES 2024-022](#) **Resolution Authorizing the Town Manager and Finance Director to Reallocate Approved Funds for the Pavement Maintenance Program and the Street Reconstruction Program**

[RES 2024-023](#) **Resolution Approving and Adopting the Town of Castle Rock 2024 Water Use Management Plan (WUMP) [Castle Rock Service Area]**

[RES 2024-024](#) **Resolution Approving a Water Lease Agreement between the Town of Castle Rock and Turnpike, LLC. [Weld County, CO]**

[RES 2024-025](#) **Resolution Approving a Water Rights Lease Agreement between the Town of Castle Rock and H&H Farms [Weld County, CO]**

[RES 2024-026](#) **Resolution Approving a Water Lease Agreement between the Town of Castle Rock and Dove Meadow Dairy Inc. [Weld County, CO]**

[RES 2024-027](#) **Resolution Approving a Water Rights Lease Agreement between the Town of Castle Rock and Ruppel Farms, LLC. [Weld County, CO]**

[MIN 2024-005](#) **Minutes: February 20, 2024 Town Council Meeting**

QUASI JUDICIAL HEARINGS

Mayor Gray read the script into the record.

[RES 2024-028](#) **Resolution Approving a Request for the Demolition of the Building Located at 104 North Lewis Street**

Mayor Gray confirmed there are no conflicts of interest noted. Town Clerk Anderson confirmed the item was properly noticed.

Emails received after the deadline today were passed out to Council by Brad Boland who is also the Historic Preservation Board liaison.

Tara Vargish, Director of Development Services, provided an overview of the proposal to demolish the home at 1st and North Lewis Street. Homes built prior to 1945 must go to the Historic Preservation Board then to Council for final determination for demolition. The house was built in 1923; and the current property owners would like to replace the building. The property is not landmarked, and has no architectural significance or historical significance. There are extensive repairs and asbestos removal needed that are not reimbursable by a grant, and moving it is not desirable because there is no historic significance. The majority of adjacent property owners support the demolition. Staff and the Historic Preservation Board recommend approval of the demolition and noted that

the new building will need to go through the Historic Preservation Board.

Councilmember Brooks asked about the Town's process for removing a home that has asbestos. Vargish stated there is a State process that must be followed.

Councilmember Cavey inquired why two Historic Preservation Board members voted no. Brad Boland stated that some of the members felt it had architectural significance.

Mayor Pro Tem LaFleur stated the members were also concerned about the precedence set for demolition of other buildings in that area.

Property Owner, Steve Thayer, stated they are 25 year rear residents, currently live in the Meadows, own other properties and businesses in Castle Rock, and have served on boards and commissions. Their goal is to get back to that neighborhood and build their forever home and feel it is a special lot. They hired a Castle Rock builder, and they offered it to the Fire department to use it to train before demolishing it. They will ensure the new home fits in with the neighborhood.

Citizens that addressed Council:

Charlie Whitt lives a block away and supports it.

John DeLay, has been a resident on Lewis street since 1990. He said it is a great community, the Thayer's are first class, and he has known them 25 years. He feels they are adding so much to their community.

Mayor Gray stated that he believes in property rights.

Councilmember Dietz feels it adds value to the neighborhood.

Mayor Pro Tem LaFluer stated it is a great neighborhood and knows there were a lot of repairs that were needed.

Councilmember Brooks feels it is valuable to know the reason for dissenting opinions and they should be made a part of the staff report.

Moved by Mayor Pro Tem LaFleur, seconded by Councilmember Hollingshead, to Approve Resolution RES 2024-028 as presented. The motion passed by a vote of:

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

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[RES 2024-029](#) **Resolution Authorizing the Execution of the Agreement Between World Compass Academy and the Town of Castle Rock Regarding Funding for Police Officer to Serve as School Resource Officer (SRO)**

Police Chief Cauley, provided a summary of the agreement that the Douglas County School Board will provide 100% of the cost for two School Resource

Officers for one year.

Councilmember Cavey asked why officers would just work for World Compass. Cauley stated because they want a police officer that has jurisdiction and that is specially trained. Cavey confirmed that the Sheriff's Office only has jurisdiction over schools in unincorporated areas; and the Police have jurisdiction in their own municipalities. Staff supports this resolution.

No public comment.

Councilmember Hollingshead noted how important the SRO's are in the schools and they help create better citizens.

Councilmember Dietz stated his wife is a teacher and he is glad there are trained professionals there and that it is good the kids see that police are good.

Mayor Pro Tem LaFleur noted that the relationships built with the kids provide safety and mental health and breeds an environment that is positive.

Councilmember Brooks feels it is about more than just safety and it is good they receive additional training.

Moved by Councilmember Cavey, seconded by Mayor Pro Tem LaFleur, to Approve Resolution RES 2024-029 as presented. The motion passed by a vote of:

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

[RES 2024-030](#)

Resolution Approving the Purchase and Sale Agreement for the Castle Rock Reservoir Property and the Extra-Territorial Water and Wastewater Service Agreement Between the Town of Castle Rock and the Plum Creek Trust [Douglas County near Sedalia, Colorado]

Mark Marlowe, Director of Castle Rock Water, provided an overview. It is to purchase the property we currently have an easement for; and a water service agreement for water service to the surrounding property the owner plans to develop in the future; which would have to comply with our water conservation regulations. This allows us to collect system development fees worth millions where previously we would not have collected those. This requires a budget amendment, and they do have reserves to pay for it. Water Commission and staff recommends approval.

Councilmember Cavey confirmed they would supply up to 600 homes. Marlowe stated they already had a commitment to provide water to this area anyway without any revenue. We now get system development fees worth up to \$20M.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2024-030 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN

Meeting Adjourned at 7:57pm.

**Moved by Councilmember Brooks, seconded by Mayor Pro Tem LaFleur, to Adjourn.
The motion passed by a vote of:**

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

Submitted by:

Lisa Anderson, Town Clerk