



## 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

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Tuesday, June 2, 2026

6:00 PM

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

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### **COUNCIL DINNER & INFORMAL DISCUSSION**

#### **INVOCATION**

Mayor Gray provided the Invocation.

#### **CALL TO ORDER / ROLL CALL**

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

#### **PLEDGE OF ALLEGIANCE**

#### **COUNCIL COMMENTS**

Mayor Gray made announcements on various events. He received an email inquiring about the hotel. He received another inquiry about the View. They have met their obligation with their parking lot. He commented that downtown is doing well with a lot of people enjoying downtown businesses.

David Corliss, Town Manager, stated the City Hotel received approval and pulled their permit.

Councilmember Bracken receiving a similar email.

Councilmember Davis has inquired about parking at the County building. David Corliss, Town Manager, will follow up on the work being done for signage and provide an update to Council.

Councilmember Dietz reminded citizens of the Budget open house and to remember Veterans on Flag Day.

Mayor Pro Tem Cavey asked if there is any interest on doing anything with the Perry Street Social property. David Corliss, Town Manager, stated they have ensured the fencing is kept up and that the property is currently on the market.

## UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

John Lontai thanked everyone who has served in light of Memorial Day. He spoke about putting in more trails and provided handouts to Council. He suggests a public private partnership.

Bryce Thouss commented on the concrete replacement projects going on. He is a concrete expert and feels there is improper curing and finishing, damage to existing stone and pouring concrete in the rain. He feels this is an unnecessary cost to citizens. He would like to see the concrete replaced at no cost to taxpayers. Mayor Gray stated that Public Works will respond to his concerns.

Mayor Pro Tem Cavey stated he lives in her neighborhood and offered to assist him with his concerns. He confirmed he has heard back from staff.

Councilmember Bracken thanked John for his comments on the trails and encouraged Council to review the packet and to have Parks and Recreation review the information. David Corliss stated staff will discuss and will get back to him.

Mark Neal owns Colorado Bike and Ski and has been involved with the Town putting in trails and supports John on his initiative for increasing single track trails. He would also like Parks to maintain the soft surface trails and not rely exclusively on volunteers.

## TOWN MANAGER'S REPORT

Fire Chief Croom, Dan Sailer Public Works Director, Police Chief Cauley and David Corliss Town Manager provided a summary of the meeting with CDOT and the State Patrol at their After Action meeting about the closure of I-25 from the fatal accident.

[ID 2026-065](#)

### **Update: Calendar Reminders**

David Corliss, Town Manager, provided an update.

[ID 2026-066](#)

### **Update: Preliminary Year End Financial Review, Period Ending December 31, 2025**

[ID 2026-067](#)

### **Update: Residential Unit Data (through March 31, 2026) with Potential Buildout Estimates**

[ID 2026-068](#)

### **Development Services Project Updates**

Tara Vargish, Director of Development Services provided an update.

Mayor Pro Tem Cavey inquired about the Alexander Place PDP amendment.

Councilmember Davis inquired about the grading next to Parry's Pizza.

[ID 2026-069](#)

### **Update: Quasi-Judicial Projects**

**TOWN ATTORNEY'S REPORT**

No report.

**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, Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

**CONSENT CALENDAR**

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

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

[ORD 2026-018](#) Ordinance Amending Section 13.15.080 of the Castle Rock Municipal Code Prohibiting Common Interest Communities from Enforcing Watering Requirements for Landscaping During Drought Conditions (Second Reading - Approved on First Reading on May 19, 2026, by a vote 7-0) *[Castle Rock Water Service Area]*

[RES 2026-062](#) Resolution Approving On-Call Services Agreements with CMH Concrete Pumping Inc., KRM Concrete LLC, and Sabell's Civil and Landscape LLC, for the Minor Miscellaneous Pavement and Sidewalk Repair Program

[RES 2026-063](#) Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Approving an Equipment and Services Acquisition Agreement with LLJMWTT LLC d/b/a L.L. Johnson Distributing Company, Inc. for Red Hawk Ridge Golf Course Equipment

[RES 2026-064](#) Resolution Approving the 2026 Water Lease Agreement Between the Town of Castle Rock and Riverview Farms

[RES 2026-065](#) Resolution Approving the 2026 Water Lease Agreement Between the Town of Castle Rock and Sublette, Inc. *[Morgan County, Colorado]*

[RES 2026-066](#) Resolution Approving the Third Amendment to the Services Agreement Between the Town of Castle Rock and Burns & McDonnell Engineering Company, Inc. for the Front Street Downtown Connection, RWRWTC Pump Upgrades, & Liggett Road Pipe Upsize Projects *[Ray Waterman Regional Water Treatment Center; various locations throughout Castle Rock, CO]*

[MIN 2026-016](#) Minutes: May 19, 2026 Town Council Meeting

**ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

[ORD 2026-017](#) **Ordinance Amending Various Provisions of Title 15, Articles 1 and 2, of the Castle Rock Municipal Code; Adopting by Reference as Primary Codes the 2024 International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Plumbing Code, 2026 National Electric Code, 2021 International Energy Conservation Code, 2023 Colorado Model Electric-Ready and Solar-Ready Code, 2024 International Fuel Gas Code, 2024 International Fire Code, 2024 International Existing Building Code, 2024 International Swimming Pool and Spa Code, 2022 Safety Code for Elevators and Escalators, 2020 Safety Standard for Platform Lifts and Stairway Chairlifts, 2023 Safety Code for Existing Elevators and Escalators, 2021 Automated People Mover Standards and 2017 Accessible and Useable Buildings and Facilities Standards, each with Amendments thereto; and Providing for the Emergency Adoption of this Ordinance on Second and Final Reading (Second Reading - Approved on First Reading on May 5, 2026, by a vote 7-0)**

Tara Vargish, Director of Development Services and Jon White, Building Official, presented the item to be adopted on Emergency on Second and Final Reading.

No public comment.

Councilmember Hollingshead thanked Jon White for his work on this.

**Moved by Mayor Gray, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-017 as presented. The motion passed by a vote of:**

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

[DIR 2026-016](#) **Discussion/Direction of Applications for the 2026-2027 Art and Culture Grant Program**

Maia Yates, Parks and Recreation presented the item and staff recommends the following grants for a total of \$58,190:

**Educator Grants:**

Castle Rock Christian Academy for \$790

Castle Rock Christian Academy for \$1,000

Brandon Stover/Renaissance Secondary School \$1,000

**Project Grants:**

KC Neal/Castle Rock Bike and Ski \$5,000

Ben Henry \$5,000

Kat Thomas/Kat Pro Studio \$5,000

Andrew Wasson/Wild Blue Yonder \$5,000

Heidi Mossman/Life at Home \$5,000

Samantha Sobas/Coff33 \$5,000

Castle Rock Police K9 Association \$5,000

Melanie Schambach \$5,000

Program Grants:

Castle Rock Band \$4,900

Castle Rock Orchestra \$500

Tri Arts Project (TAP) \$10,000

Councilmember Brooks inquired about funding for art projects that enhance a private business. He asked that we ensure we are very transparent in the process.

David Corliss, Town Manager, reminded Council that funds have been used for facade improvements, etc. as well because of the public good.

Mayor Pro Tem Cavey inquired how much money do we have to offer these grants. Maia stated we have \$85,000 available.

Councilmember Hollingshead stated the Town doesn't have a lot of available to place art, and that when they at businesses they maintain it.

Councilmember Davis confirmed that the business is responsible for maintaining art located at a business.

Maia stated they may need to adjust the program for funds available for maintenance to ensure the items don't go into disrepair. Some of the grants are with the business, but also permission from the owner of the building.

Mayor Gray inquired if it is okay to vote on the grant for the project that will be at the building he has his business in. He will exclude that grant from his motion and the other project will be voted on separately.

Councilmember Dietz confirmed that they will receive reports on the projects and will be available for inspection.

No public comment.

Mayor Pro Tem amends the motion to give Castle Rock Police \$10,000 for the sculpture project on the service dogs.

Councilmember Bracken confirmed the money is going to the sculpture not the K9 program.

Mayor Gray is concerned that it benefits the businesses.

**Moved by Mayor Pro Tem Cavey, seconded by Councilmember Dietz, to Approve the grants as presented with an amendment to increase the award to the Castle Rock Police to \$10,000 and vote on Dessert Jewel separately. The motion passed by a vote of:**

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

**Moved by Councilmember Hollingshead, seconded by Councilmember Bracken, to approve the grant to Dessert Jewel. The motion passed by a vote of:**

**Yes:** 6 - Cavey, Hollingshead, Bracken, Davis, Brooks, Dietz

**Abstain:** 1 - Gray

**[ORD 2026-019](#) Ordinance Repealing and Reenacting Chapter 2.01 of the Castle Rock Municipal Code Regarding the Conduct of Town Elections (First Reading)**

Lisa Anderson, Town Clerk, presented the item.

No public comment.

**Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-019 as presented. The motion passed by a vote of:**

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

**[RES 2026-067](#) Resolution Approving the First Amendment to the Amended and Restated Property Lease Agreement Between the Town of Castle Rock and Cellco Partnership d/b/a Verizon Wireless for a Communication Tower (50-year lease with one-time payment to Town) [1582 Reservoir Road]**

Mark Marlowe, Director of Castle Rock Water presented the item.

No public comment.

Mayor Pro Tem Cavey abstained due to her employment with Verizon.

**Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Resolution RES 2026-067 as presented. The motion passed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Bracken, Davis, Brooks, Dietz

**Abstain:** 1 - Cavey

**[RES 2026-068](#) Resolution Approving Funding the Execution of Water Provider Agreement Amendment No. 7 Between the Town of Castle Rock and the Colorado Water Conservation Board for the Purchase of Additional Storage Space in the Chatfield Storage Reallocation Project [Chatfield Reservoir in Douglas and Jefferson Counties]**

Mark Marlowe, Director of Castle Rock Water, presented the item.

No public comment.

**Moved by Councilmember Davis, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2026-068 as presented. The motion passed by a vote of:**

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

**[RES 2026-069](#) Resolution Approving a Professional Services Agreement with Dewberry Engineers Inc. for the Young American Infrastructure Improvements Project [Young American neighborhood north of South Street, west of Valley Drive and east of Gilbert Street]**

Mark Marlowe, Director of Castle Rock Water, presented the item.

Councilmember Brooks asked if this is the oldest infrastructure we have.

No public comment.

Mayor Pro Tem Cavey stated there have been a lot of questions about ADA requirements and that we need to communicate with the residents.

**Moved by Councilmember Bracken, seconded by Councilmember Hollingshead, to Approve Resolution RES 2026-069 as presented. The motion passed by a vote of:**

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

[RES 2026-070](#) **Resolution Approving a Purchase & Sale Agreement between the Town of Castle Rock and Ice Tong Land & Cattle Co. LLC for the Sedalia Force Main and Lift Station to Plum Creek Water Reclamation Authority**

Mark Marlowe, Director of Castle Rock Water, presented the item. Resolution 2026-070 and Ordinance 2026-020 will be presented together and voted on separately.

No public comment.

**Moved by Councilmember Brooks, seconded by Councilmember Bracken, to Approve Resolution RES 2026-070 as presented. The motion passed by a vote of:**

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

[ORD 2026-020](#) **Ordinance Amending Ordinance No. 2026-013 Authorizing the Exercise of the Town's Powers of Eminent Domain to Acquire Certain Real Property Interests Necessary for the Highway 85 Wastewater Collection and Treatment System Project and Providing for its Emergency Adoption on First and Final Reading [*Located in Sedalia, CO*]**

**Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Ordinance ORD 2026-020 as presented. The motion passed by a vote of:**

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

## **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

None.

## **ADJOURN**

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

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

Meeting adjourned at 8:04 pm.  
Submitted by Lisa Anderson, Town Clerk

