



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 24, 2026

6:00 PM

**Town Hall Council Chambers
100 North Wilcox Street
Castle Rock, CO 80104
www.CRgov.com/CouncilMeeting**

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COUNCIL DINNER & INFORMAL DISCUSSION

INVOCATION

Mayor Gray provided the Invocation

CALL TO ORDER / ROLL CALL

Councilmember Bracken attended remotely.

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

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray encouraged everyone to be kind and that others may be going through something. He reflected there was a house fire today and how quickly things can happen. There will be a lot of fire danger this summer.

Councilmember Hollingshead is excited to see everyone there representing their schools.

Councilmember Bracken is happy to sponsor the proclamations for both teams.

Councilmember Davis prays for Kevin Bracken's healing. He congratulated Douglas County and Castle View High School cheerleaders and thanks to the parents.

Councilmember Brooks has heard debate about the school zones, and to remind everyone to slow down in school zones.

Councilmember Dietz has core values of protecting people and their families. They will be talking about speeding and that it has been an issue.

Mayor Pro Tem Cavey thanked the Fire department for their work today. She and

Town Council support Police and Fire. Congratulations to Douglas County and Castle View.

[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)

Councilmember Bracken asked that Town Manager, David Corliss, read a statement from him to congratulate the teams and reflected on how both teams support each other.

Mayor Gray read the proclamation into the record and handed them out to the team.

[PROC
2026-002](#)

Proclamation: Congratulating the Douglas County High School Varsity Girls Cheerleading Team on Its State Championship and Ninth Place National Finish (For Presentation - Approved on March 3, 2026, by a vote 7-0)

Mayor Gray read the proclamation into the record and handed them out to the team.

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Tim Durbin appreciates Council's comments on public safety. He has seen increased traffic and safety issues and feels it needs to be addressed more aggressively and have more visibility of Castle Rock Police.

TOWN MANAGER'S REPORT

[ID 2026-030](#)

Update: Calendar Reminders

David Corliss, Town Manager, summarized upcoming calendar items.

[ID 2026-031](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, provided the update.

Mayor Pro Tem Cavey asked for discussion if legislation passes that directs our zoning. Corliss stated it will impact us and we will discuss what the Town can do. Cavey would also like to push back on having THC in this community, and that maybe there are other communities that would partner with us.

Councilmember Brooks requested the lot splitting bill be added to opposed bills and that we need to discuss 26-1001.

Mayor Gray stated other cities are frustrated if this bill passes.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, 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 2026-032](#) **Update: Drought Response and Preparedness**

Mark Marlowe, Director of Castle Rock Water, presented an update on the drought.

Mayor Gray has not heard anyone opposed to water restrictions this year.

Councilmember Brooks reflected on past years in drought, and then we got torrential rains. Marlowe stated the snow pack is what is essential.

Mayor Pro Tem Cavey asked for a definition of Stage 1. Marlowe stated it involves voluntary conservation efforts.

[ID 2026-033](#) **Discussion/Direction: Board and Commission Member Absence Provision**

David Corliss, Town Manager, summarized the current code regarding Boards and Commissions absences.

Councilmember Dietz agrees to be effective March 5th. Members serve at the pleasure of Town Council and they should show up for meetings when they make that commitment.

[ID 2026-034](#) **Update: Monthly Department Reports**

[ID 2026-035](#) **Development Services Project Updates**

[ID 2026-036](#) **Update: Quasi-Judicial Projects**

TOWN ATTORNEY'S REPORT

Town Attorney, Mike Hyman, stated that 26-1001 will affect most municipalities and he has been in contact with CML and other attorneys to form a coalition.

ACCEPTANCE OF AGENDA

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

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

Not Present: 1 - Bracken

CONSENT CALENDAR

Moved by Councilmember Hollingshead, 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 2026-007](#) **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) (Second Reading - Approved on First Reading on March 3, 2026, by a vote 7-0)

- [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] (Second Reading - Approved on First Reading on March 3, 2026, by a vote 7-0)
- [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 (Second Reading - Approved on First Reading on March 3, 2026, by a vote 7-0)
- [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 (Second Reading - Approved on First Reading on March 3, 2026, by a vote 7-0) [*Entire Castle Rock Service Area*]
- [ORD 2026-011](#) Ordinance Amending Chapter 5.04 of the Castle Rock Municipal Code Regarding Canvassers, Solicitors, and the Distribution of Flyers (Second Reading - Approved on First Reading on March 3, 2026, by a vote 7-0)
- [RES 2026-034](#) Resolution Approving an Agricultural Lease Agreement Between the Town of Castle Rock and Sublette, Inc. [*Weld County, Colorado*]
- [RES 2026-035](#) Resolution Approving the Town of Castle Rock/Colorado Parks and Wildlife Spot Water Lease Agreement [*Chatfield Reservoir, Douglas County*]
- [RES 2026-036](#) Resolution of the Town of Castle Rock Town Council Authorizing Signatories for the Town's Account at SouthState Bank
- [RES 2026-037](#) Resolution Approving the First Amendment to the Construction Contract Between the Town of Castle Rock and SaBell's Civil and Landscape L.L.C. for the Lost Canyon Ranch Open Space Roadway Maintenance and Parking Lot Improvement Project

[PROC 2026-003](#) **Proclamation: 2026 Arbor Day** (For Council Action - Presentation on April 7, 2026)

[PROC 2026-004](#) **Proclamation: Mayor's Challenge Supporting April as Water Conservation Month** (For Council Action - Presentation on April 7, 2026)

[MIN 2026-008](#) **Minutes: March 3, 2026 Town Council Meeting**

QUASI JUDICIAL HEARINGS

Mayor Gray confirmed there are no conflicts of interest and that the item was properly advertised.

[RES 2026-038](#) **Resolution Approving a Site Development Plan for Residential Development Within the Bella Mesa Planned Development (Bella Mesa South) [9.3 acres of property located northwest of the intersection of Mikelson Boulevard and Mitchell Street]**

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

Mayor Pro Tem Cavey inquired if this is the same property where they were going to do rental units. Vargish confirmed that, but the developer did not continue.

Mayor Pro Tem Cavey inquired if the applicant could speak to the traffic study. They didn't have anyone there, so Dan Sailer, Director of Public Works commented. Sailer stated they complied with our standards, and now the density is less and the roundabout recommended has been built.

Cardel Homes presented.

Councilmember Davis confirmed the units are all three stories. Davis asked if there are any handicap accessible units. The civil engineer stated they have accessibility throughout the community and accessible parking, but all units are three stories.

Councilmember Brooks stated this is in his district and he is happy with the reduced density, additional parking, and that it fits better with the existing density.

Councilmember Davis stated he was concerned about parking, but that he is happy with the additional parking they propose.

Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Resolution RES 2026-038 as presented. The motion passed by a vote of:

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

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2026-007](#) **Discussion/Direction of Applications for the 2026 First Quarter Council Community Grant Program, Three Eligible Applicants**

Trish Muller, Director of Finance, presented the three recommended grants Sunday Salmon, Horsepower, Inc., and SECOR.

Councilmember Dietz inquired who the other four applicants were. Muller confirmed one was redirected to Castle Rock Arts to apply for their grants, one has received grants previously, and two didn't get the IRS determination letter in time but can apply in the future.

Citizens that addressed Council:

Sunday Salmon reported they served about 20,000 meals and are providing lunch to schools three days a week. The first Wednesday Wheels will be funded by the grant.

Chris Lobell with Colorado Horsepower stated they have been in Castle Rock for 42 years helping veterans and they work with established groups like Tunnels to Towers and volunteers.

Mayor Pro Tem Cavey stated she knows how much work and expense there are to horses and how it can benefit people. Chris invited Council to come out.

Lisa Long with SECOR partners with Castle Rock schools, and their free food market is based in Parker but they serve all of Douglas County and partner with other agencies.

Councilmember Davis follows Sunday Salmon on social media and sees how they have grown. He thanked them for all they do.

Councilmember Brooks admitted he was first skeptical if Sunday Salmon would be successful. He added that you never know what people are going through; and he saw a TV piece and saw someone he knew with her disabled daughter. He is thankful.

Moved by Councilmember Davis, seconded by Mayor Pro Tem Cavey, to Approve Discussion/Direction Item DIR 2026-007 as presented. The motion passed by a vote of:

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

[DIR 2026-008](#)

Discussion/Direction: Crystal Valley Parkway - Speed Limit Evaluation

Dan Sailer, Director of Public Works and Police Chief Cauley presented the item.

Councilmember Dietz is in agreement and feels it has changed some behavior since they reduced the approach to the roundabout to 35 mph.

Councilmember Brooks inquired about the roundabout at Loop and Crystal Valley and if the approach will be 35mph with anticipated construction beginning in Spring 2027.

Councilmember Dietz asked if they could start to look at the left turn off of Crystal Valley Parkway.

Citizens that Addressed Council:

Tim Durbin lives in Crystal Valley and stated that the drivers are exceeding the speed limit and there needs to be more enforcement. He would like warning lights or traffic calming installed to get people to slow down.

Ralland Walters lives in Plum Creek and stated the speeding in the communities is getting worse as they cut through Plum Creek from Crystal Valley.

Susan MacAfee lives in Crystal Valley feels people drive 5-10 mph over the speed limit, and feels if they raise it to 40 they will drive even faster. She has witnessed safety issues stopping for school buses at the stops. She feels 35mph would maintain the safety and raising it to 40mph would only save 8.5 seconds on that road.

Councilmember Davis recognizes that people drive too fast, and isn't comfortable raising it back up.

Councilmember Dietz would prefer to keep it 35mph if Council agrees, but if it is raised to 40mph, he wants to see major enforcement. It was 45mph, so 40mph is still an improvement.

Councilmember Brooks noted a signal will be sometime in the future and the roundabout next year and that it used to be 45mph.

Councilmember Hollingshead that most people have a perceived speed.

Councilmember Davis stated the speed limit is to keep people in a safe zone and has nothing to do what you feel. They need to follow the law. It is 35 mph on Lake Gulch, and 35 mph on Plum Creek.

Councilmember Brooks feels this is a reasonable approach.

Councilmember Bracken noted the speed limit was changed in October to be studied, and now Public works has studied it and made a recommendation. He would like to go with the recommendation.

Councilmember Dietz feels it is a good plan, it is still lower than it was and they can see how it progresses with the upcoming construction. He would like to see more enforcement.

Mayor Gray mentioned he believes in the engineering and we can always change it in the future.

Moved by Councilmember Dietz, seconded by Councilmember Brooks, to Approve Discussion/Direction Item DIR 2026-008 as presented. The motion passed by a vote of:

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

No: 2 - Cavey, Davis

[DIR 2026-009](#) **Discussion/Direction: Impact Fee Study**

The last four items will be presented together and voted on separately.

David Corliss, Town Manager, and Dan Sailer, Director of Public Works, presented the items.

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to direct staff to proceed with the impact fee study. The motion passed by a vote of:

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

[RES 2026-039](#) **Resolution of the Town Council of the Town of Castle Rock, Colorado, Adopting a Policy for the Recoupment of Costs Incurred by the Town in the Construction of the Crystal Valley Interchange**

Citizens that addressed Council:

Andy Hough is a resident and works for Douglas County as the Environmental Resources Coordinator. He currently uses the land for agriculture and feels it is not equitable to come to landowners after the fact. Corliss stated there is no requirement if they aren't in the corporate limits of the Town to pay for any recoupment. If the property urbanizes or they develop the land, then they should be treated like their neighbors to pay their fair share for the improvement of the interchange.

Mayor Pro Tem Cavey noted that CDOT has paid nothing for the improvement to their own highway or many other projects on their property.

Councilmember Hollingshead feels developers need to pay their fair share.

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2026-039 as presented. The motion passed by a vote of:

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

[RES 2026-040](#) **Resolution Amending the 2026-2030 Five-Year Capital Improvement Program for the Town of Castle Rock**

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2026-040 as presented. The motion passed by a vote of:

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

[RES 2026-041](#) **Resolution Approving a Services Agreement with Kimley-Horn and Associates, Inc., for the Design of the West Loop Road Roundabout Project**

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2026-041 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 Davis, 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 8:46pm. Submitted by Lisa Anderson, Town Clerk