



Town Council Meeting Minutes - Final

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

Tuesday, September 2, 2025

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

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

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray highlighted the Public Works department for the recognition they received.

Councilmember Hollingshead announced ArtFest going on this weekend and on Thursday there will be a Tiny ArtQuest.

Councilmember Bracken thanked Parks and Recreation for putting on the concerts.

Councilmember Davis thanked staff for attending his Open House.

Councilmember Dietz shared the history of September 2, 1945 and the official surrender of Japan. September 6 is the model train 150th year celebration.

Mayor Pro Tem Cavey announced her Open House is on September 8.

[APPT
2025-007](#)

Appointments: Youth Commission

Becka Shnoor provided a background on the Youth Commission.

Abigail Reynolds, September 2025-May 2026

Evan George, September 2025-May 2026
Mei James, September 2025-May 2026
Ryan Agresti, September 2025-May 2026
Chris Gawlikowski, September 2025-May 2027
Jackson Young, September 2025-May 2027
Lilianna Turk, September 2025-May 2027
Matthew Hans, September 2025-May 2027
Yusuf Sayedy, September 2025-May 2027
Jake Coover, Honorary member

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Appointment APPT 2025-007 as presented. The motion passed by a vote of:

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

[PROC
2025-010](#)

Proclamation In Honor of the Castle Rock Historical Society and Museum's Celebration of the 150th Anniversary of the Castle Rock Denver and Rio Grande Depot (For Presentation - Approved on August 19, 2025, by a vote 7-0)

Mayor Gray presented the Proclamation.

[PROC
2025-011](#)

Proclamation: National Service Dog Month - September 2025

Mayor Gray presented the proclamation.

[ID 2025-093](#)

Presentation: Erin Kane, Superintendent, Douglas County School District

Erin Kane, Superintendent of the Douglas County School District, presented to Town Council.

Councilmember Dietz addressed Kane and is disappointed the land item in Crystal Valley was on Consent Calendar and did not allow for public comment. He also inquired where the funds the developer paid them went.

Councilmember Bracken stated Board members have declined to come to the Town to provide updates in the past; so appreciates that she comes to provide updates and to be able to answer detailed questions.

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Randy Reed, representing the Castle Rock Historical Society and Museum. He would like invite everyone to attend Outdoor Model Train Day on Saturday this weekend and provided a history of the Museum.

Dana Bonham, stated they had the National Day of Prayer last weekend and that they pray for Councilmembers, public safety, teachers, students, and our community.

TOWN MANAGER'S REPORT**[ID 2025-094](#) Update: Calendar Reminders**

David Corliss, Town Manager, presented upcoming events.

[ID 2025-095](#) Update: Wireless Communication Facilities**[ID 2025-096](#) Development Services Project Updates**

Tara Vargish, Director of Development Services, provided an update. Vargish also provided an update on Perry Street Social, City Hotel and The View.

Councilmember Davis asked when the developer discovered there was not a foundation under the City Hotel and confirmed their permit is good for 180 days.

Councilmember Dietz inquired if we need to set timeframes on projects that have extended out.

Mayor Gray added that owners/developers aren't required to do anything with their property.

David Corliss, Town Manager, stated City Hotel and The View are within their permit timeframes.

Councilmember Bracken stated the City Hotel has been an eye sore for a long time so we need to be realistic on timing expectations.

[ID 2025-097](#) 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 Bracken, seconded by Mayor Pro Tem Cavey, to Approve the Consent Calendar as presented. The motion passed by a vote of:

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

[ORD 2025-030](#) Ordinance Annexing to the Town of Castle Rock, Colorado, 0.21 Acres of Land Owned by the Town and Located in the Northeast Quarter of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado (East Plum Creek Trail Annexation) (Second Reading - Approved on First Reading on

August 19, 2025, by a vote 7-0)

[ORD 2025-031](#) **Ordinance Approving the Initial Zoning for 0.21 Acres of Land Owned by the Town and Located in the Northeast Quarter of Section 22, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado (East Plum Creek Trail Initial Zoning) (Second Reading - Approved on First Reading on August 19, 2025, by a vote 7-0)**

[RES 2025-099](#) **Resolution Approving the Intergovernmental Agreement by and Between Castle Pines Metropolitan District, Castle Pines North Metropolitan District, Highlands Ranch Water and Sanitation District, Dominion Water and Sanitation District, and the Town of Castle Rock, Acting by and Through the Castle Rock Water Enterprise, Regarding the Plum Creek Stream Gage [Northwest Douglas County, Colorado]**

[RES 2025-100](#) **Resolution Approving the First Amendment to the 2025 Spot Water Lease Agreement Between the Town of Castle Rock and the Central Colorado Water Conservancy District [Chatfield Reservoir, Douglas County]**

[RES 2025-101](#) **Resolution Approving a Variance Pursuant to Chapter 9.16.070.E of the Castle Rock Municipal Code for Night Time Water System Maintenance Work Related to the Crowfoot Valley Road Widening Project [location: Crowfoot Valley Road from Diamond Ridge Parkway entrance to the Knobcone Drive entrance area]**

[PROC 2025-012](#) **Proclamation: Constitution Week September 17-23, 2025 (For Council Action - Presentation on September 16, 2025)**

[MIN 2025-016](#) **Minutes: August 19, 2025 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2025-026](#) **Discussion/Direction: Proposed transfer of Town-owned property (former school site) near Loop Road and Crystal Valley Parkway**

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

Councilmember Davis thanked Greg Brown and his team working with us. He asked if there another connection to Crystal Valley Parkway. Vargish stated the road into that area will remain the connection; and one of the options would be to connect to Rhyolite Park parking lot. Davis asked if the park entrance will widen. Vargish stated they will be coming in less than allowed development, so it is already built to support the build out.

Mayor Pro Tem Cavey asked if we will get a traffic study. Vargish stated they will

have to get traffic compliance to show that it is already built to requirements. Cavey inquired about the \$500,000 payment to the school district. Corliss stated the Town is not a party to the re numeration.

Councilmember Dietz inquired about the recordation of the ordinance. The land was designated as a potential school site. The development plan states we must convey the land to the owner if the school will not build a school on the property.

Councilmember Brooks stated it was initially zoned for multi-family and now if it is going to be developed, will the traffic be updated. Vargish stated it will now be developed at a lower density, but the engineers will need to evaluate it.

Councilmember Dietz confirmed that a roundabout can be installed even if the traffic study doesn't warrant a traffic signal.

Councilmember Hollingshead inquired about if the connection to the parking lot was in response to discussions. Vargish stated it was in response to discussions, and if the second road was closed off, they would require two ways in and out.

Gregg Brown, developer, presented the plan and confirmed that the infrastructure was already in that area for development of a school or homes. He stated they are fine with any of the plans presented.

Citizens that addressed Council:

Suzanne MacAfee outlined several complaints of the process.

Margaret Cainer states she paid a premium for her lot for her view. She wants to know who will pay her back. She also inquired about the hill behind her house. She feels she was not told the truth.

Maggie Villiwach is concerned with the traffic. The entrance on East Loop Road is impacted by traffic that backs up on Crystal Valley Parkway. It is a dangerous intersection already; and adding another 112 cars will be a larger impact. She added that she wished Erin Kane would have stayed longer; and commented on the overcrowding at South Elementary and the need for another school.

Oscar Duran commented on the need for a school in Crystal Valley and also questioned the \$500,000. He is also concerned about the traffic to get out of Crystal Valley and added that we need to take care of our green areas and our wildlife.

Michael League has concerns about Option 2 and 3. That park is busy every day and feels it is a bad idea to put in the connector to the parking lot. He is concerned about the traffic safety. He feels the speed limit should be reduced. He stated the entrance into the parking lot is dangerous and the access road will cause more problems. He feels a roundabout into the entrance to the neighborhood is a good idea.

Jeff Richmond was told this would be a school site but a presentation stated traffic was a safety concern for that site.

David Cosel, shared that MLS stated his property backs to open space and he paid a premium based on that. He noted wording in the contract requires language that was not used in the school district's letter. He would like to keep the berm and noted many other concerns and requests.

Mark Stromfeld commented on the traffic on Crystal Valley Parkway onto Lake Gulch. He requested if it is developed to keep the berm and protect their privacy.

Councilmember Dietz feels they need to have more discussion and suggests they table the item to allow more time. He feels option 3 is the best option and the developer should look into putting in a roundabout.

Councilmember Brooks would like more clarity on the traffic study and solutions.

Councilmember Hollingshead stated the question at hand is to convey the land to the developer.

Councilmember Bracken would like to see the residents decide the option.

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Continue the Item to October 21, 2025. The motion passed by a vote of:

Yes: 4 - Cavey, Davis, Brooks, Dietz

No: 3 - Gray, Bracken, Hollingshead

Corliss asked if Council wants to discuss clarification on school sites.

Councilmember Brooks asks to include in the discussion our process for land dedication to schools.

Moved by Mayor Gray, seconded by Mayor Pro Tem Cavey, to Discuss clarification on school sites and our process for land dedication for schools. The motion passed by a vote of:

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

QUASI JUDICIAL HEARINGS

[RES 2025-102](#) **Resolution Approving a Site Development Plan for a Medical Office Building Within the Lanterns Amendment No. 4 Planned Development (AdventHealth)**

Mayor Gray confirmed there is no conflict of interest and the item was properly noticed.

Tara Vargish, Development Services Director, presented the item.

Mayor Pro Tem Cavey asked about the process if the patients need to be admitted to the hospital, Vargish stated they would be transported.

Michelle Fuentes, CEO Advent Health, Jeremy Pitman stated they will offer an emergency room 24/7/365 and urgent care, primary care and specialty care. This

location will provide 30-40 new jobs.

Mayor Pro Tem Cavey asked for estimates of ambulance trips per day. Michelle stated their analysis is expected 1-3 ambulances per month taking people to the hospital. Ambulances are outgoing only and usually do not require lights and sirens.

Councilmember Dietz asked if they would be willing to put in larger trees.

No public comment.

Councilmember Dietz noted that they have worked hard to accommodate residents.

Mayor Gray feels it is a good use of the property.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Quasi-Judicial Resolution RES 2025-102 as presented. The motion passed by a vote of:

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

ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2025-027](#) **Discussion/Direction: Brickyard Metropolitan District No. 1 - Review of Proposed Bond Issuance**

Mike Hyman, Town Attorney, presented the item.

[RES 2025-103](#) **Resolution Approving the Service Plan for Pine Canyon Metropolitan District Nos. 1-4 and Pine Canyon Commercial Metropolitan District**

Mike Hyman, Town Attorney, presented the item.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Resolution RES 2025-103 as presented. The motion passed by a vote of:

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

[RES 2025-104](#) **Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Approving a Master Services Agreement with the Government Finance Officers Association of the United States and Canada**

Trish Muller, Finance Director, presented the item.

No public comment.

Moved by Councilmember Hollingshead, seconded by Councilmember Bracken, to Approve Resolution RES 2025-104 as presented. The motion passed by a vote of:

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

[RES 2025-105](#) **Resolution Approving the Intergovernmental Agreement by and**

Among the Town of Castle Rock, Castle Pines Metropolitan District, Castle Pines North Metropolitan District, And Plum Creek Water Reclamation Authority, Regarding the Repayment of a Governmental Agency Bond Issued by the Authority to the Colorado Water Resources and Power Development Authority

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

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Bracken, to Approve Resolution RES 2025-105 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 9:26 pm.

Submitted by Lisa Anderson, Town Clerk