



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, January 20, 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

Present: 6 - Mayor Gray, Mayor Pro Tem Cavey, Councilmember Bracken, Councilmember Davis, Councilmember Brooks, Councilmember Dietz

Not Present: 1 - Councilmember Hollingshead

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray welcomed everyone.

Councilmember Bracken thanked Public Works responding to citizen requests.

Councilmember Davis thanked Town staff.

Councilmember Dietz added that they do a lot of events at the Museum that are in the fall when it is dark. David Corliss, Town Manager, stated this will happen.

Councilmember Dietz wants to reflect on his message and what we can do for our community. He noted that construction is moving quickly due to favorable weather.

Moved by Councilmember Davis, seconded by Councilmember Dietz, to install a streetlight at Castle Rock Museum to illuminate it. The motion passed by a vote of:

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

UNSCHEDULED PUBLIC APPEARANCES

No public comment.

TOWN MANAGER'S REPORT

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

ID 2026-005 Update: Calendar Reminders

David Corliss, Town Manager, provided an update on Calendar reminders.

ID 2026-006 Update: Monthly Department Reports**ID 2026-007 Update: Legislative Update**

Kristin Read, Assistant Town Manager, provided an overview of currently tracked legislation.

Councilmember Cavey asked to track SB26-005.

Councilmember Brooks asked to track SB26-18 is a separate bill where a child can suppress a name change. He inquired if we should take positions so early. Read stated it is consistent with past practices.

Councilmember Brooks asked to hold off on the privacy bill opposition as he feels they should get more information and can propose amendments.

Councilmember Dietz is supportive of FLOCK; and if you have a cell phone, drive 470, or are out in the public, you are visible.

Mayor Gray stated he is on CML and Metro Mayors and asked if taking positions conflict. Councilmember Brooks stated there are unintended consequences that need to be looked at.

Mayor Pro Tem Cavey stated you do not have access to the data on FLOCK - only Castle Rock Police has access.

Moved by Councilmember Brooks, 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: 6 - Gray, Cavey, Bracken, Davis, Brooks, Dietz

ID 2026-008 Briefing from Castle Rock Water: Water Quality Maintenance update; Chatfield Watershed Authority (CWA) By-laws Update; and Drought/Snowpack Update

Mark Marlowe, Director of Castle Rock Water, provided the update.

Mayor Pro Tem Cavey asked how individuals can cut back when we aren't using outdoor water. Marlowe stated they will not need to declare a drought until they see high outdoor water usage if they need to implement the drought.

Councilmember Hollingshead arrived at 6:31pm.

Marlowe stated he heard feedback in Parker that they needed more outreach when they switched water treatments.

Marlowe stated that Castle Rock is the largest financial supporter of the Chatfield Watershed Authority and are asking to have two voting members.

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

[ID 2026-009](#) **Development Services Project Updates**

[ID 2026-010](#) **Update: Quasi-Judicial Projects**

TOWN ATTORNEY'S REPORT

David Corliss, Town Manager, wanted to address a rumor they were made aware of that the Town was purchasing properties downtown. He confirmed that is not true and there are no Town projects downtown. They do have a project along Plum Creek they would like to obtain for a drainage easement for stormwater.

Mike Hyman, Town Attorney, stated the Council must authorize the Town to pursue eminent domain if it was necessary and that has not been proposed.

ACCEPTANCE OF AGENDA

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, 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 Mayor Pro Tem Cavey, 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

[ORD 2026-002](#) **Ordinance Amending Sections 14.02.040 and 14.02.050 of the Castle Rock Municipal Code Regarding the Disposition and Lease of Real Property Owned by the Town (Second Reading - Approved on First Reading on January 6, 2026, by a vote 7-0)**

[RES 2026-005](#) **Resolution Approving the Second Amendment to the Infrastructure Development and Purchase Agreement Between the Town of Castle Rock, Acting by and Through the Castle Rock Water Enterprise, and Tallgrass Colorado Municipal Water, LLC [Lost Creek area of Weld County, Colorado]**

[MIN 2026-002](#) **Minutes: January 6, 2026 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2026-001](#) **Ordinance Amending the Town of Castle Rock's Zone District Map by Approving Amendment No. 7 to the Crystal Valley Ranch Planned**

Development Plan and Zoning Regulations (Second Reading -**Approved on First Reading on January 6, 2026, by a vote of 4-3)***[located north of Crystal Valley Parkway, east of Rhyolite Park and west of Lake Gulch Road]*

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

Citizens that addressed Council:

Susan McAfee, resident of Crystal Valley, spoke in opposition. She spoke to residents affected and asked why the land swap is not equal and the north end has a substantially smaller buffer. She presented a modified plan that would eliminate four lots and provide an acceptable buffer on the north end.

Councilmember Dietz motioned to approve with the following conditions to accept the revised plan presented by Ms. McAfee. Second by Davis.

Councilmember Hollingshead appreciates the revision, but the new plan closes the street that was proposed when it would have been a school, and this was already approved.

Councilmember Bracken asked if it is appropriate to put in this process. Vargish stated Council approved the MOU where Council agreed to convey the property back to the developer and Option 3 of the layout in October 2025. These elements are more relevant when the site development plan is presented. Tonight the zoning is what is being presented.

Councilmember Dietz confirmed that he could propose an amendment when the site development plan is presented. He recinded his motion.

Mayor Gray stated we already agreed to this.

Moved by Mayor Gray, seconded by Councilmember Bracken to Approve as ORD 2026-001 on First Reading. Motion passed by a vote of:

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

No: 2 - Cavey, Dietz

[ORD 2026-003](#)**Ordinance Approving the First Amendment to the Dawson Trails****Development Agreement (First Reading) [property located west of Interstate 25 and north and south of Territorial Road]**

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

Mayor Pro Tem Cavey stated her sister lives in Macanta and how confusing it was for homeowners for the regulations for backyards. She asked how we make it less confusing. Mark Marlowe, Director of Castle Rock Water, stated prior to the last change, the developer received a credit for installing a backyard. This process didn't work well. Since the last change they are seeing the process is working well.

Vargish stated the developer could obtain 1,500 housing building permits once the road is connected with Plum Creek on the west; and Costo could obtain building

permit estimated in the 3rd quarter but could not open until the interchange is open estimated mid 2027.

Councilmember Bracken confirmed when Dawson Trails going north is required.

Mayor Pro Tem Cavey confirmed when residency will be allowed.

David Corliss, Town Manager, stated their hope is CVI will be complete before their estimate of mid-2027.

No public comment.

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Approve Ordinance ORD 2026-003 as presented. The motion passed by a vote of:

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

DIR 2026-001 **Discussion/Direction: America 250 - Colorado 150 Grants**

Kristin Read, Assistant Town Manager, presented the recommended grants.

No public comment.

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Discussion/Direction Item DIR 2026-001 as presented. The motion passed by a vote of:

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

RES 2026-006 **Resolution of the Town Council of the Town of Castle Rock Approving the Renaming of South Interstate 25 Road to South Wilcox Street [from Plum Creek Parkway to Crystal Valley Parkway]**

Dan Sailer, Director of Public Works presented the item. with proposed budget to assist with address changes for existing businesses and residents.

No public comment.

Moved by Councilmember Davis, seconded by Councilmember Brooks, to Approve Resolution RES 2026-006 as presented. The motion passed by a vote of:

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

RES 2026-007 **Resolution Approving the Third Amendment to Master Services and Purchasing Agreement with Axon Enterprise, Inc., for the Castle Rock Police Department**

Police Chief Cauley presented the item.

Councilmember Brooks confirmed the vendor provides for the vast majority of agencies. Cauley stated they have worked with them since 2016 and this includes replacement of cameras and tasers.

No public comment.

Mayor Pro Tem Cavey stated she will recuse herself from the vote as Verizon is a

partner of Axon.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2026-007 as presented. The motion passed by a vote of:

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

Recuse: 1 - Cavey

ORD 2026-004 Ordinance Amending Various Sections of the Castle Rock Municipal Code Regarding Board and Commission Membership, Absences, Term Limits, and Meetings (First Reading)

David Corliss, Town Manager, presented the item that members of Boards and Commissions be Town residents. Exceptions can be shown as an amendment on second reading and effective for new terms after the effective date of the Ordinance, additional wording that limits unexcused absences to 15%, terms are for two consecutive three-year terms, remote attendance at meetings is not permitted including interviews, and Planning Commission and Historic Preservation Board meetings are at regularly scheduled intervals as needed. Castle Rock Water Commission is requesting a waiver for remote participation as they are an advisory board and several water professional members travel for their work frequently.

Councilmember Cavey asked why the Design Review Board would not be subject to the changes. Corliss stated it is only for terms and term limits because of the membership makeup. The DDA is set by state law.

Mike Hyman, Town Attorney stated the Design Review Board would have to be residents; however, the terms would not be changed because some members are appointed from other boards.

Councilmember Dietz inquired how much notice is given for meeting dates. Corliss stated most boards have a set meeting calendar.

Councilmember Bracken inquired about conflict of interest. Corliss stated all members must adhere to the Code of Conduct that could be added to. Mayor Gray asked if we could inquire with other municipalities what their Code of Conduct includes.

Citizens that addressed Council:

Dana, TriArt, with the Public Art Commission, asked that the residency requirement be removed because of the requirements they have for members.

KC Neel with the Public Art Commission has served on several Town boards and the Town wants talented and members with expertise. Some of these members have strong bonds with the Town but do not live within the Town limits.

Jen Perry with the Public Art Commission, stated they are a working board and she lives outside the Town limits. She asked not to make it harder to get volunteers that have the talents and passion to do the work.

Mayor Gray stated they want to move towards a Castle Rock centric boards and

commissions, but recognize that some boards require specific qualifications where they may need to go outside the Town limits. He suggested the wording that residents are preferred on some boards like the Water Board and the Public Art Commission and allow remote participation on the Water for members that travel for their work.

Councilmember Brooks recognizes the work done on boards but meetings are better in person. He is open to a proposed policy on remote participation for the Water Board. He further feels staff should not be making the decision what is excused or not; and feels it should be a standard 25% of meetings that cannot be missed whether they are excused or not.

Councilmember Hollingshead feels it does narrow the pool; and supports a higher percentage of 26% of absences allowed. He asked if any other boards would need a resident requirement besides the Public Art Commission. Mayor Gray feels we can make the residency requirement as needed and supports remote participation for the Water Board.

Councilmember Bracken is in support of what is proposed.

Councilmember Dietz noted that Council is required to live within their District and within the Town. He is in favor of a waiver of residency for the Public Art Commission and remote participation for the Water Board. He stated members of boards should commit and show up.

Corliss confirmed Council's direction.

Councilmember Hollingshead feels a board should be able to come to Council to ask for a waiver.

Moved by Mayor Gray, seconded by Councilmember Dietz, to Amend ORD 2026-004 with preference given to members that reside in Town, second preference is to members that reside in the County for the Public Art Commission only. The motion passed by a vote of:

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

Moved by Councilmember Dietz, seconded by Councilmember Brooks, to Amend ORD 2026-004 to remove unexcused and excused absences and change it to 26% of absences only and remove other language for excused absences. The motion passed by a vote of:

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

Moved by Mayor Gray, seconded by Councilmember Bracken to Amend ORD 2026-004 that the Water Commission can be held remotely upon Council adoption of remote attendance policy and effective upon approval. The Motion passed by a vote of:

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

Moved by Mayor Gray, seconded by Councilmember Bracken, to request staff report back on other municipalities Code of Conduct. The motion passed by a vote of:

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

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve

Ordinance ORD 2026-004 as Amended. The motion passed by a vote of:

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

DIR 2026-002 Discussion/Direction: Planning Commission and the Comprehensive Plan (Chapter 2.16)

Tara Vargish, Director of Development Services, presented suggested amendments for discussion.

Mayor Gray affirmed that we can do what we want and are not required to comply with the state requirements.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Approve Discussion/Direction Item DIR 2026-002 as presented. The motion passed by a vote of:

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

Not Present: 1 - Brooks

RES 2026-008 Resolution Approving Intergovernmental Agreements by and Between the Town of Castle Rock, Acting by and Through the Castle Rock Water Enterprise, and Denver Southeast Suburban Water & Sanitation District d/b/a Pinery Water & Sanitation District, for the Purchase and Sale of Rights in the WISE Project and WISE Infrastructure Capacity and for the Delivery of Water [WISE water to be used throughout Castle Rock Water's service area]

Mark Marlowe, Director of Castle Rock Water, presented the item that increases our existing supply.

Councilmember Dietz inquired about the significance of 250 acre feet. Marlowe stated we use 9-10,000 acre feet.

Mayor Pro Tem Cavey asked why they want to sell the water and then purchase water from us in the summer. Marlowe stated they are built out, and their needs are much smaller, they get enough renewable water supply from Cherry Creek and engage in water conservation.

Councilmember Davis asked if we had all this infrastructure and water supply in existence when he was here. Marlowe said it was not, but it had been put in place to occur a couple years before that. The water is already available in the WISE system.

No public comment.

Moved by Councilmember Davis, seconded by Councilmember Hollingshead, to Approve Resolution RES 2026-008 as presented. The motion passed by a vote of:

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

RES 2026-009**Resolution Approving the Second Amendment to the Amended and Restated Intergovernmental Agreement Between the Town of Castle Rock and Douglas County for the Highway 85 Wastewater Collection and Treatment System**

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

No public comment.

Councilmember Dietz commented that we are the big boss of water and likes what they are doing.

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

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None

ADJOURN TO EXECUTIVE SESSION - NOT TO RETURN

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Adjourn to Executive Session. The motion passed by a vote of:

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

EXEC
2026-001

Executive Session: Consider a motion to recess into executive session for the purpose of receiving legal advice on specific legal questions under CRS Section 24-6-402(4)(b) and for determining positions relative to matters that may subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under CRS 24-6-402 (4)(e), all related to Douglas County School District property within Castle Rock

Meeting Adjourned at 8:45 pm.

Submitted by Lisa Anderson, Town Clerk