



## 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 3, 2025

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

The Mayor 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 extended his sympathies and support to the Jewish community. He reminded citizens of the events coming up this summer.

Councilmember Dietz offers a motion for future discussion and direction to waive fees and water tap fees to the Town for Heroes Hall. Second Cavey. Council unanimously approved.

Councilmember Cavey is disappointed in what she has read in social media accusing Council of being on the take, or that the County threatened Castle Rock by taking away funding if they don't support Home Rule. She suggested the keyboard warriors educate themselves and to quit spreading lies. The June ballot question is to elect people to be on the board to write the charter. There will be three public meetings to form the charter. November will be the election to approve the charter or not.

Councilmember Cavey recognized Shannon Eklund for all she does for the Council, staff, and the community with a Value Award.

**Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to bring an item back to a future Council meeting to consider waiving any Town fees for Heroes Hall. The motion passed by a vote of:**

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

## UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Jackie commented on pedestrian safety in Festival Park and noted a vehicle driving through the park. Staff will follow-up.

## TOWN MANAGER'S REPORT

[ID 2025-067](#) **Update: Calendar Reminders**

[ID 2025-068](#) **Update: Fourth Quarter Financial Review, Period Ending December 31, 2024**

[ID 2025-069](#) **Development Services Project Updates**

Tara Vargish, Director of Development Services, provided the update.

Mayor Pro Tem Cavey commented about the Whataburger proposal. She has a concern with that intersection and would like staff to look at traffic solutions. Dan Sailer, Director of Public Works, stated they will have to do a traffic impact analysis with their application.

[ID 2025-070](#) **Update: Quasi-Judicial Projects**

## TOWN ATTORNEY'S REPORT

No report.

## ACCEPTANCE OF AGENDA

**Moved by Councilmember Bracken, seconded by Councilmember Hollingshead, to Accept the Agenda as presented.. The motion failed 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 2025-018](#) **Ordinance Approving the Public Finance Agreement Between the Town of Castle Rock, CD-ACME LLC, Brickyard Metropolitan District No. 1, and the Castle Rock Urban Renewal Authority (Second Reading - Approved on First Reading on May 20, 2025 by a vote 6-0)**

[ORD 2025-019](#) **Ordinance Amending Chapter 3.04, Article I of the Castle Rock Municipal Code by Providing for a Town Sales Tax Credit Against Certain Public Improvement Fees Paid at Brickyard (Second Reading**

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- Approved on First Reading on May 20, 2025 by a vote 6-0)

- [RES 2025-063](#) Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Approving an Equipment Acquisition Agreement with BNT Enterprises, LLC D/B/A Peak Motor Coach for the Acquisition of Two Ambulances
- [RES 2025-064](#) Resolution Approving the First Amendment to the Economic Incentive Loan Agreement By and Between the Town of Castle Rock and Brinkerhoff Restaurants, LLC, for the Hummingbird Event Center
- [RES 2025-065](#) Resolution Approving a First Amendment to the Town of Castle Rock Spot Water Lease Agreement with Dakan Ranch II LLC
- [RES 2025-066](#) Resolution Approving the Second Amendment to the Service Agreement between the Town of Castle Rock and Burns & McDonnell Engineering for the Front Street Downtown Connection, RWRWTC Pump Upgrades and Liggett Road Pipe Upsize Projects  
*[Located in various locations throughout Castle Rock, CO]*
- [MIN 2025-011](#) Minutes: May 20, 2025 Town Council Meeting

## ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

- [ORD 2025-016](#) Ordinance Annexing to the Town of Castle Rock, Colorado, 533.445 Acres of Land Located in Parts of Sections 34, 35, and 36, Township 8 South, Range 67 West, and Part of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, Pursuant to an Annexation Petition Submitted By JRW Family Limited Partnership LLLP (Pine Canyon Annexation) (Second Reading - Approved on First Reading on May 20, 2025 by a vote 7-0)  
*[located on both the east and west sides of Interstate 25 (I-25). The portion of the property east of I-25 is generally north of Scott Boulevard, south of Black Feather Trail, west of Founders Parkway, and east of Front Street]*

Mayor Gray read Ordinance 2025-016, Ordinance 2025-017, and Ordinance 2025-020 into the record to be presented together but voted on separately.

Tara Vargish, Director of Development Services, Mark Marlowe, Director of Castle Rock Water, and the applicant are available to take any questions.

Councilmember Dietz requested that another traffic study be completed.

Mayor Gray stated we will have impact studies for each development as they go forward.

Councilmember Davis inquired if the road connecting Founders to Front Street be made to four lanes. Vartish stated they are requiring it to meet their current design

standards. She deferred to the applicant.

The representative for the applicant referenced the traffic study and realizes it may call for an upgrade to a four-lane road.

No public comment.

Mayor Gray stated they wanted to ensure this property was developed in the Town of Castle Rock.

**Moved by Councilmember Hollingshead, seconded by Mayor Gray, to Approve Quasi-Judicial Ordinance ORD 2025-016 as presented. The motion passed by a vote of:**

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

[ORD 2025-017](#) **Ordinance Approving the Initial Zoning for 533.445 Acres of Land Located in Parts of Sections 34, 35, and 36, Township 8, South, Range 67 West, and Part of Section 1, Township 8 South, Range 67 West of the 6th Principal Meridian, Douglas County, Colorado, Pursuant to a Zoning Application Submitted by JRW Family Limited Partnership LLLP (Pine Canyon Planned Development) (Second Reading - Approved on First Reading on May 20, 2025 by a vote 7-0) *[located on both the east and west sides of Interstate 25 (I-25). The portion of the property east of I-25 is generally north of Scott Boulevard, south of Black Feather Trail, west of Founders Parkway, and east of Front Street]***

Councilmember Davis noted his concerns of the hotel and its affect on traffic and neighbors.

Councilmember Cavey stated she is in favor of the annexation but is looking for balance and is bringing forward concerns from the community regarding traffic and density.

Councilmember Brooks stated they will work out details on the Site Development Plan as they move forward.

Councilmember Bracken stated he won't do a bait and switch and will vote yes.

**Moved by Councilmember Hollingshead, seconded by Mayor Gray, to Approve Quasi-Judicial Ordinance ORD 2025-017 as presented. The motion passed by a vote of:**

**Yes:** 4 - Gray, Hollingshead, Bracken, Brooks

**No:** 3 - Cavey, Davis, Dietz

[ORD 2025-020](#) **Ordinance Approving the Annexation and Vested Property Rights Development Agreement (Pine Canyon); and Vesting Site-Specific Development Plans through December 31, 2050 (Second Reading - Approved on First Reading on May 20, 2025 by a vote 7-0) *[located on both the east and west sides of Interstate 25 (I-25). The portion of the property east of I-25 is generally north of Scott Boulevard, south of Black***

*Feather Trail, west of Founders Parkway, and east of Front Street]*

Councilmember Dietz asked the developer to consider what he has asked for.

**Moved by Councilmember Hollingshead, seconded by Mayor Gray, to Approve Quasi-Judicial Ordinance ORD 2025-020 as presented. The motion passed by a vote of:**

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

**No:** 1 - Dietz

#### [RES 2025-067](#) **Resolution in Support of the Heroes Hall Veterans Center**

David Corliss, Town Manager, presented the item. Staff will report back on the fee waiver.

Citizens that addressed Council:

George Teal, Commissioner, Army veteran, resident, and VP Heroes Hall Foundation Board, stated this resolution will do a great deal to help them in their efforts to assist veterans in Douglas County.

Larry Underwood with the American Legion and Army veteran stated this will be a great benefit to veterans and appreciates anything the Town can do for them.

Wayne is an Army vet and this allows veterans to get together to talk to other veterans and appreciates the Town and the County.

Brian incoming commander for VFW thanked Council for their consideration and is grateful to have a place to share with other veterans.

Luke feels this is an opportunity to serve veterans in Douglas County alongside the VA in Castle Rock.

Councilmember Dietz thanked Council for the support and is a Navy veteran.

Mayor Pro Tem Cavey thanked all the veterans for everything they do.

**Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Resolution RES 2025-067 as presented. The motion passed by a vote of:**

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

### **QUASI JUDICIAL HEARINGS**

#### [RES 2025-069](#) **Resolution Approving a Site Development Plan for a Residential Development Within The Memmen Young Portion - The Villages at Castle Rock Infill Planned Development (Founders Vista) [180.5 Acres, located west of Ridge Road, south of Fifth Street, and north of Plum Creek Parkway]**

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

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

Mayor Pro Tem Cavey confirmed the developer pays a portion of widening Ridge Road.

Councilmember Davis inquired about the relocation of the tower. Vargish stated there is a single family home and will relocate the cell tower. Davis inquired about the access road. Vargish stated there is an access road north to access utilities, and the access road goes through next to his property on town-owned drainage.

Rusty Hall and his team gave a presentation.

Councilmember Dietz, Mayor Pro Tem Cavey and Councilmember Davis inquired about the blasting required.

Mayor Gray asked Fire Chief Croom to comment on blasting.

Mayor Gray asked Dan Sailer, Director of Public Works if the existing improvements are adequate, and if he is in agreement with their traffic study.

Mayor Pro Tem Cavey asked if they are planning on widening Ridge Road.

The traffic engineer spoke to the level of service.

Councilmember Davis shared concerns over traffic impact.

Citizens that addressed Council:

Doug Reagan shared concerns affecting his property. He asked to move the curve of the road to avoid moving his shed and removing vegetation.

Brad Patton inquired about the sewer line and grade, and if the Town has looked at that.

Mayor Gray asked to address Doug's concerns. The applicant emphasized the need for access to the detention pond.

Mayor Pro Tem Cavey thanked the applicant.

**Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Resolution RES 2025-069 as presented. The motion passed by a vote of:**

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

## **RECESS TO CASTLE ROCK URBAN RENEWAL AUTHORITY BOARD MEETING**

### **CASTLE ROCK URBAN RENEWAL AUTHORITY BOARD MEETING**

Called to order 8:25 pm

Teal present, Meyers absent.

**Present:** 8 - Chair Gray, Vice Chair Cavey, Commissioner Hollingshead, Commissioner Bracken, Commissioner Davis, Commissioner Brooks, Commissioner Dietz, Commissioner Teal

[URA MIN  
2025-002](#)

Minutes: Approval of the May 20, 2025, Minutes

**Moved by Commissioner Bracken, seconded by Commissioner Davis, to Approve CRURA Minutes URA MIN 2025-002 as presented. The motion passed by a vote of:**

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

[URA RESO  
2025-003](#)

Resolution Approving the Public Finance Agreement between the Castle Rock Urban Renewal Authority, the Town of Castle Rock, CD-Acme LLC, and Brickyard Metropolitan District No. 1

Mike Hyman, Town Attorney, presented the item.

No public comment.

Commissioner Teal spoke in favor of the project.

Commissioner Dietz thanked Teal for being here.

**Moved by Commissioner Dietz, seconded by Commissioner Bracken, to Approve CRURA Resolution URA RESO 2025-003 as presented. The motion passed by a vote of:**

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

## RECONVENE TOWN COUNCIL MEETING

Reconvened at 8:38pm

## ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2025-021](#)

**Ordinance Concerning the Financing of the Acquisition and Construction of a Recreation Center with Associated Amenities and Supporting Public Improvements, and in Connection Therewith Authorizing the Execution and Delivery by the Town of a Site Lease Agreement, a Lease Purchase Agreement, and Other Documents Related Thereto; and Providing Other Matters Related Thereto**

Mike Hyman, Town Attorney, presented the item.

Mayor Pro Tem Cavey inquired about the interest rate and asked if it is locked in for the COPs with the option to refinance if interest rates go down.

No public comment.

**Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Ordinance ORD 2025-021 as presented. The motion passed by a vote of:**

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

[RES 2025-068](#)

**Resolution Approving the Rec Center Agreement By and Between**

**CD-Acme, LLC, and the Town of Castle Rock Regarding the Development and Construction of the Castle Rock Sports Center Project**

Jeff Brauer, Director of Parks and Recreation, presented the item.

No public comment.

**Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2025-068 as presented. The motion passed by a vote of:**

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

**[RES 2025-070](#)**

**Resolution Finding that the Petition for Annexation Submitted by ACM Dawson Trails VIII JV LLC and the Town of Castle Rock are in Substantial Compliance with Article II, Section 30(1)(B) of the Colorado Constitution and Section 31-12-107(1), C.R.S.; and Setting a Date, Time and Place for a Hearing to Determine if the Subject Properties are Eligible for Annexation Under Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S. [Territorial Road Annexation]**

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

No public comment.









**Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2025-070 as presented. The motion passed by a vote of:**

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

**[RES 2025-071](#) Resolution Waiving the Formal Written Bidding Requirement on the Basis of Sole Source and Approving a Master Services Agreement and Order Form with Flock Group Inc. for the Flock Safety Drone-As-First-Responder Program**

Mayor Pro Tem Cavey recused herself from the vote due to her employment with Verizon and their relationship with Flock.

Police Chief Cauley presented the item.

Citizens that addressed Council:

Susan McAfee spoke in support.

**Moved by Councilmember Davis, seconded by Councilmember Hollingshead, to  
Approve Resolution RES 2025-071 as presented. The motion passed by a vote of:**

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

**Abstain:** 1 - Cavey

**Moved by Councilmember Davis, seconded by Councilmember Hollingshead, to Extend the Council meeting. The motion passed by a vote of:**

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

[DIR 2025-021](#)

**Discussion/Direction: Results of 2025 Community Survey**

Kristin Read, Assistant Town Manager, presented the item.

Mayor Pro Tem Cavey commented that the developers need to contribute more towards maintenance of infrastructure and more criteria for land dedication for open space that the community could use and enjoy.

Councilmember Davis asked if the developer can be required to make a trail in their open space. He reminded citizens that they are able to park in the county parking garage and suggests making signs to make citizens aware.

**ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

**RECESS TO EXECUTIVE SESSION**

[EXEC  
2025-003](#)

**Executive Session: Town Manager and Town Attorney Annual Performance Evaluations (Continued from June 3, 2025 Town Council Meeting)**

Continued to June 17, 2025 Council meeting.

**Moved by Mayor Pro Tem Cavey, seconded by Councilmember Brooks, to Move Executive Session EXEC 2025-003 to the June 17, 2025 Council meeting. The motion passed by a vote of:**

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

**RECONVENE TOWN COUNCIL MEETING - ADDITIONAL COUNCIL COMMENTS**

[EXEC  
2025-004](#)

**Executive Session Report: June 3, 2025 - Town Manager and Town Attorney Annual Performance Evaluations (Continued to June 17, 2025 Town Council Meeting)**

Extended to June 17, 2025 Council meeting.

**ADJOURN**

Meeting adjourned at 10pm.

Submitted by Lisa Anderson, Town Clerk.

**Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Adjourn.**

**The motion passed by a vote of:**

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

**Not Present:** 1 - Brooks