



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, April 1, 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

Mayor Pro Tem Cavey attended remotely.

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 noted that he recently lost a friend and reminded everyone to reach out.

Councilmember Davis defined open space that is owned by the Town and undeveloped land that others own that they have the ability to sell or develop. He noted that staff has helped him find solutions to issues he has been informed of. He thanked staff that beautify our town and put up the Christmas lights.

Councilmember Brooks commented on the Fire banquet and noted that applications are open for vacancies on boards and commissions.

Councilmember Dietz remarked about the Fire banquet and how tight of a family the department is along with the Police department. He commented on Home Rule and the benefit of it.

Mayor Pro Tem Cavey agreed the Fire banquet is special and we have a lot to be proud of in this town.

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

[PROC
2025-003](#)

Proclamation: Mayor's Challenge Supporting April as Water Conservation Month (For Presentation - Approved on March 18, 2025 by a vote 7-0)

Mayor Gray read the proclamation into the record.

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Brian Speagle asked if the Council could purchase a piece of property.

TOWN MANAGER'S REPORT

[ID 2025-040](#)

Update: Calendar Reminders

[ID 2025-045](#)

Update: Annual Recruitment of Citizen Volunteers to Town Boards and Commissions

[ID 2025-041](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, provided an update.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, 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 2025-042](#)

Update: Planned Public Outreach Events

[ID 2025-043](#)

Development Services Project Updates

Tara Vargish, Director of Development Services presented the update.

Councilmember Dietz explained the pre-application process intended to provide the developer the opportunity to ask staff about the process and what is required.

[ID 2025-044](#)

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 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 2025-011](#) **Ordinance Approving the First Amendment to the 2025 Fiscal Year Budget by Making Supplemental Appropriations for the 2025 Fiscal Year (Second Reading - Approved on First Reading on March 18, 2025 by a vote 7-0)**

RES 2025-038 Resolution Approving Additional Contingency Amount for the Construction Contract with Hudick Excavating, Inc., D/B/A HEI Civil, for the Castle Rock Reservoir No. 2 and Castle Rock Reservoir No. 1 Construction Project

[PROC 2025-004](#) **Proclamation: 2025 Arbor Day Proclamation (For Council Action - Presentation on April 15, 2025)**

[MIN 2025-007](#) **Minutes: March 18, 2025 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[RES 2025-039](#) **Resolution Appointing David J. Thrower as the Presiding Judge of the Town of Castle Rock Municipal Court and Approving a Service Contract**

David J. Thrower was present and introduced himself.

Mayor Gray stated he and Councilmember Dietz was on the interview board and unanimously agreed to appoint Mr. Thrower as the Municipal Judge.

Councilmember Dietz felt it was important to have someone who is a part of our community.

David Corliss, Town Manager, thanked Kristin Read for coordinating the interview process.

Mike Hyman, Town Attorney, thanked other participants and congratulated Mr. Thrower.

No public comment.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Resolution RES 2025-039 as presented. The motion passed by a vote of:

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

QUASI JUDICIAL HEARINGS

Mayor Gray read the guidelines for quasi-judicial hearings and confirmed there are no conflicts of interest and that the items were published as required.

[ORD 2025-012](#) **Ordinance Authorizing the Conveyance of Lot 1, Block 2, Crystal Valley Ranch Filing 14, from the Town of Castle Rock to CVR PA3A**

LLC (First Reading) *(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. The school has formally submitted a letter that they will not use the land for school property and therefore must be conveyed back to the developer.

Councilmember Dietz confirmed that the school site is still under the original owner. He inquired if the land owner received any tax credit. He explained that the 2015 special warranty deed deeded the property to the Town. The area was platted at that time and was deeded to the Town as required for land dedication for schools. The Town holds it until the school wants to build a school on it or the school can state they will never use it for a school. At that time the Town must convey the land back to the developer.

Councilmember Davis asked if there was a time commitment. Vargish stated the Town has no time commitment and action is only taken when the school district either utilizes the land or states they will not use it.

Mayor Pro Tem Cavey stated this is the only property we have like this in the Town and that Council agreed to this in 2006.

Councilmember Bracken confirmed this is an agreement between the owner and the school district.

Councilmember Davis inquired why the school district determined it is surplus when there is more development in that area to come. Vargish stated that is the school district's decision. They still plan to build an elementary school on the south side of Loop road, but they have no plans to build a middle school on this parcel.

Citizens that addressed Council:

Oscar Duran feels that there is a need for that land for a park.

Maria Rios feels they lack recreation in Crystal Valley and is concerned about water for more houses and not enough schools in the area.

Rick Vaughn feels the land should not be developed and Council should change the zoning.

Elena Stansfield feels the land should be kept for a school and is concerned with more development and they should be compensated.

Susan MacAfee feels the agreement is not right and that the Town is able to do whatever they want with it. She requests that the item be tabled.

Jeff Richmond feels the existing open space is unusable with drainage and a rock quarry.

Ritam Banerjee is concerned with the loss of the disc golf course and feels a lot of the open space is not usable and doesn't need more homes.

Alicia Maison stated there are a lot of accidents and traffic already, she is concerned about the loss of open space, and there is a need for schools in Crystal Valley.

Emmanuel Ehason feels the Town doesn't have any leverage to do something different with this land, but asked if they can delay this plan to allow time to review for a better option. He inquired if there are any plans for more recreation in this area.

David Cosel inquired about that property and was told that it was to be used for a school. If he would have known it wasn't, they wouldn't have moved there. He feels there is health concerns for the construction so close to homes. He stated most people take their kids to charter schools because there are no schools there.

Chris Tracy asked if they have looked at the impact on tax assessments and the HOA fees. The majority of the open space is the mesa that is mostly unusable. Rhyolite park is used by people that don't live there. He is concerned about the flooding issues and drainage issues on the south end of the parcel.

Martina Pierce agreed that the mesa is mostly unusable. She asked if the Town is able to do anything and if there is a timeframe for when it will be developed. She stated her concern that there is only one entrance on each side if there is an emergency. She would not have purchased her home there if that was not going to be a school site.

Hannah Kelly understands that the Town is under contract, but since there is no time limit, can the Town go back to the school district to put it on pause so it can be re-evaluated. She feels the school district is doing it to receive the \$500,000. She feels if they do get the money, it should go toward the elementary school that is to be built there.

Dana Bonham feels that the school has had two bonds pass and they still don't have money to build the schools and we should keep that in mind next election. She wants Council to consider other options.

Jason Miller asked if the developer is in the room and if he could explain how this is beneficial to the community.

Tara Vargish, Director of Development Services, added clarity to the decision of the school district in January 2025. The Town does not have jurisdiction over the schools.

Mayor Gray asked Tara to read the clause in the development agreement that the Town shall re-convey the site the land owner with the same zoning.

Councilmember Dietz does not agree with the school board decision and talked to two of the members that didn't realize this is what they voted on. He requests that they table the item and have more dialogue with the citizens, developer and school district.

Councilmember Brooks noted upcoming school board meetings on April 8 and 22 and to postpone until after those.

Councilmember Bracken does not feel we should put a time limit on it. The Town has the responsibility to protect the citizens. The school board changed the deal not the Town. We don't have the authority to reduce any one's property taxes and suggested residents check their tax bill, and that the Town gets very little property tax. He feels Council needs more time to see what can be done.

Councilmember Dietz feels we should bring it back to Council on June 17. Corliss stated they could table it indefinitely and Council would then have to motion to bring it back.

Councilmember Dietz feels we should just table it.

Councilmember Brooks encouraged residents to go before the school board to ask them to reconsider.

Councilmember Davis looked into the closest school sites. South Elementary, Mesa Middle school in Founders and Douglas County High School. Crystal Valley doubled in size in ten years. He agrees this should be postponed for a better solution.

Councilmember Hollingshead understands their concerns; and if there is nothing we can do, can the residents get the metro district or HOA to purchase that property.

Mayor Pro Tem Cavey agrees this should be tabled and urged everyone to reach out to the school board members and attend their meetings.

Mayor Gray agrees with the frustration that the residents were told it was a school site. He feels residents need a better explanation from the school district.

Greg Brown, the developer, and has been the managing partner for Crystal Valley. They had always planned to develop it if the school wasn't going to use it. They would develop the same level of homes so there would be no decrease in value. The infrastructure and traffic has been planned for that development.

Councilmember Brooks brought up a point of order that there is a motion on the record and the developer should have addressed concerns when that opportunity was there.

Mayor Gray feels the residents deserve a better explanation from the school district.

Councilmember Bracken is asking why the school district is receiving \$500,000 when they don't have property ownership which is a fraction of what that property is worth.

Moved by Councilmember Dietz, seconded by Councilmember Bracken, to Table Quasi-Judicial Ordinance ORD 2025-012 as presented. The motion passed by a vote of:

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

Petition for Annexation Submitted by JRW Family Limited Partnership LLLP, is Eligible for Annexation Under Article II, Section 30 of the Colorado Constitution and Sections 31-12-104 and 31-12-105, C.R.S. (Pine Canyon Annexation)

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

Citizens that addressed Council:

Marsha is impacted by this development. She is concerned by the traffic impact.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Quasi-Judicial Resolution RES 2025-040 as presented. The motion passed by a vote of:

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

Not Present: 1 - Bracken

ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

ORD 2025-013 Ordinance Amending Various Provisions of Chapter 15.64 and Section 17.04.060 of the Castle Rock Municipal Code Regarding the Mailing of Written Notice of Public Hearings to Neighboring Property Owners and Homeowner Associations (First Reading)

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

Councilmember Dietz would like to see it set at 1,500 feet for developments over 40 acres.

Citizens that addressed Council:

Steve Snodgrass feels 1,000 feet is insufficient. Pine Canyon is 13 times bigger than a 40 acre parcel.

Councilmember Dietz motions to amend to 1,500 feet for 40 acres of more. Cavey agrees with 1,500 feet.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-013 amending it to 1,500 foot notice for properties over 40 acres. The motion passed by a vote of:

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

[ORD 2025-014](#) Ordinance Amending Chapter 17.58 of the Castle Rock Municipal Code Regarding Exterior Lighting (First Reading)

Mike Hyman, Town Attorney, presented the item.

Moved by Councilmember Dietz, seconded by Councilmember Hollingshead, to Approve Ordinance ORD 2025-014 as presented. The motion passed by a vote of:

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

[DIR 2025-015](#)**Five-Year Capital Improvement Program Update, Plus Recommended Douglas County Priorities for CDOT Projects**

Dan Sailer, Director of Public Works, presented the item.

Councilmember Brooks agrees with widening of 85 and feels it should be a higher priority. He feels the County may be willing to contribute to bump up that priority especially given the accidents that have occurred in that stretch. Sailer stated that we can adjust it as our top priority. Staff will make that the first priority.

Mayor Pro Tem Cavey asked when the light will be in at Crowfoot. Sailer stated late summer, early fall. She inquired about Crimson Sky's need for a light. She asked why CDOT is now agreeing a light should be there. Sailer stated it is CDOT's jurisdiction and they need to provide that recommendation that they now are recommending. Cavey asked for our cost to put a light there. Sailer replied it is about \$1M for a full mast arm and we have about \$200,000 available and can obtain the rest from fund balance.

David Corliss, Town Manager, noted the list of projects that we cannot get to. He stated staff will be looking at alternatives.

[RES 2025-041](#)**Resolution Approving the First Restated Town of Castle Rock and Parker Water and Sanitation District Intergovernmental Agreement for Shared Use of Newlin Gulch Aqueduct No. 2 (aka PWSD Diversion Structure) *[located south and east of the intersection of Stroh Road and Crowfoot Valley Road in Parker]***

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

Councilmember Davis gets a lot of questions where we get water and this demonstrates that. Marlowe stated we have storage in Rueter Hess, Chatfield, Castle Rock 1 and 2, and water rights and wells into Weld County and beyond.

Moved by Councilmember Hollingshead, seconded by Councilmember Davis, to Approve Resolution RES 2025-041 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None

ADJOURN TO EXECUTIVE SESSION - NOT TO RETURN[EXEC
2025-001](#)**Executive Session: 1) Matters Relating to the Platte Valley Water Partnership Fremont Butte Reservoir Land Purchase, and 2) Receiving Legal Advice on Questions Related to Sewer Infrastructure**

Adjourned at 9:20 pm.

Submitted by:

Lisa Anderson, Town Clerk

RES 2025-042 Agenda item

Extend past 9:30

**Moved by Councilmember Hollingshead, seconded by Councilmember Davis, to
Approve Resolution RES 2025-042 as presented. The motion passed by a vote of:**

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