



Town Council Agenda - 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, October 7, 2025

6:00 PM

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

This meeting is open to the public. All times indicated on the agenda are approximate. Town Council Meetings are also streamed online in real time at www.CRgov.com/WatchCouncil, and are broadcast for Comcast Cable subscribers on Channel 22 (please note there is a delay to the broadcast). Public Comments may also be submitted in writing online at www.CRgov.com/CouncilComments by 1:00 p.m. October 7, 2025, to be included in the public record. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town's accessibility team at accessibility@CRgov.com or submit an accommodation request form at www.CRgov.com/A11yRequest

5:00 pm COUNCIL DINNER & INFORMAL DISCUSSION

6:00 pm INVOCATION

6:05 pm CALL TO ORDER / ROLL CALL

- PLEDGE OF ALLEGIANCE

- COUNCIL COMMENTS

1. [PROC 2025-013](#) Proclamation: Fire Prevention Week October 5-11, 2025 (For Presentation - Approved on September 16, 2025, by a vote 7-0)

- UNSCHEDULED PUBLIC APPEARANCES

Reserved for members of the public to make a presentation to Council on items or issues that are not scheduled on the agenda. As a general practice, the Council will not discuss/debate these items, nor will Council make any decisions on items presented during this time, rather will refer the items to staff for follow up. Comments are limited to three (3) minutes per speaker. Time will be limited to 30 minutes. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- TOWN MANAGER'S REPORT

2. [INTRO 2025-001](#) Introduction: Jon Danchik, ICMA Veterans Local Government Management Fellowship Program
3. [ID 2025-105](#) Update: Calendar Reminders
4. [ID 2025-106](#) Update: Second Quarter Financial Review, Period Ending June 30, 2025
5. [ID 2025-107](#) Update: Quasi-Judicial Projects

6. [ID 2025-108](#) **Development Services Project Updates**

- **TOWN ATTORNEY'S REPORT**

7. [ID 2025-109](#) **Update: Model Town Traffic Code**

- **ACCEPTANCE OF AGENDA**

If there are no changes, additions or deletions to the agenda, a motion to accept the agenda as presented will be accepted.

- **CONSENT CALENDAR**

These items are generally routine in nature or have been previously reviewed by Town Council and will be voted on in a single motion without discussion. Any member of Town Council may remove an item from the Consent Calendar.

8. [RES
2025-115](#) **Resolution Authorizing the Chief Building Official to Issue a Temporary Certificate of Occupancy for the Unity on Wolfensberger Project [Wellspring Community, 200 Wolfensberger Road]**
9. [RES
2025-116](#) **Resolution Approving a Construction Contract with Sabell's Civil and Landscape L.L.C. for the Lost Canyon Ranch Open Space Roadway Maintenance and Parking Lot Improvement Project**
10. [RES
2025-117](#) **Resolution Approving the First Amendment to the Town of Castle Rock and Parker Water and Sanitation District Wheeling Agreement [Parker Water and Sanitation District/Town of Castle Rock Interface]**
11. [RES
2025-118](#) **Resolution Approving the Second Amendment to the Services Agreement with Muller Engineering Company, Inc., for the McMurdo Gulch Stream Reclamation Priority No. 3 Project for Supplemental Services**
12. [RES
2025-119](#) **Resolution Approving a Services Agreement with Consor North America, Inc. for the Castlewood 1 Lift Station Upgrade Design Project**
13. [RES
2025-120](#) **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 [Crowfoot Valley Drive from Diamond Ridge Parkway entrance to the Knobcone Drive entrance area]**
14. [MIN 2025-018](#) **Minutes: September 16, 2025 Town Council Meeting**

- **RECESS TO CASTLE ROCK URBAN RENEWAL AUTHORITY BOARD MEETING AND FESTIVAL PARK COMMONS GENERAL IMPROVEMENT DISTRICT BOARD MEETING**

Castle Rock Urban Renewal Authority Board Meeting

1. [URA MIN 2025-003](#) Minutes: Approval of the June 3, 2025, CRURA Meeting Minutes
2. [URA RESO 2025-004](#) Resolution Adopting the 2026 Fiscal Year Budget for the Castle Rock Urban Renewal Authority

Festival Park Commons General Improvement District Board Meeting

1. [FPC MIN 2025-001](#) Minutes: Approval of the October 15, 2024, FPC GID Meeting Minutes
2. [FPC RESO 2025-001](#) Resolution Adopting the 2026 Fiscal Year Budget for the Town of Castle Rock Festival Park Commons General Improvement District
3. [FPC RESO 2025-002](#) Resolution Levying General Property Taxes for the Town of Castle Rock Festival Park Commons General Improvement District for the Year 2025, to be Collected in 2026

- **RECONVENE TOWN COUNCIL MEETING - ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

Public comment will be taken on items and limited to four (4) minutes per speaker.

15. [RES 2025-121](#) **Resolution Ratifying the 2026 Fiscal Year Budget and Mill Levy for the Town of Castle Rock Festival Park Commons General Improvement District** *[Parking Garage Adjacent to Encore Condominiums, 115 Wilcox Street]*
16. [RES 2025-122](#) **Resolution Approving the Proposed 2026 Fiscal Year Operating Plan and Budget for the Miller's Landing Business Improvement District**

- **QUASI JUDICIAL HEARINGS**

This is the due process hearing as required under Colorado law. Public comments will be taken on all items and will be limited to four (4) minutes per speaker.

17. [RES 2025-123](#) **Resolution Approving a Site Development Plan for the Brickyard Mixed-Use Development** *[21.14 acres located south of Wolfensberger Road/Prairie Hawk Drive at 401 Prairie Hawk Drive]*
18. [RES 2025-124](#) **Resolution Approving a Site Development Plan for a Residential Development within the Bella Mesa Planned Development (Bella Mesa North)** *[293.21 Acres, located northeast of the intersection of Mitchell Street and Mikelson Boulevard]*

- **ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS**

Public comment will be taken on items and limited to four (4) minutes per speaker.

19. [DIR 2025-030](#) Discussion/Direction: Art Acquisition Agreement with DKLA Design for the Big Drive Sculpture Series
20. [ORD 2025-032](#) Ordinance Adopting the 2026 Fiscal Year Budget for the Town of Castle Rock, Colorado (First Reading)
21. [ORD 2025-033](#) Ordinance Amending Chapters 3.16, 4.04, 13.12, 13.15, and 13.30 of the Castle Rock Municipal Code by Changing Stormwater Development Impact Fees, Renewable Water Resource Fees, Water and Wastewater System Development Fees, and Water, Water Resources, Wastewater and Stormwater Rates and Surcharges (First Reading)
22. [ORD 2025-034](#) Ordinance Levying General Property Taxes for the Town of Castle Rock, Colorado, for the Year 2025, to be Collected in 2026 (First Reading)
23. [RES 2025-125](#) Resolution Approving the 2026-2030 Balanced Financial Plan for the Town of Castle Rock
24. [RES 2025-126](#) Resolution Approving the 2026-2030 Five-Year Capital Improvement Program for the Town of Castle Rock
25. [ORD 2025-035](#) Ordinance Levying General Property Taxes on Behalf of the Castle Rock Downtown Development Authority for the Year 2025, to be Collected in 2026 (First Reading)
26. [RES 2025-127](#) Resolution Approving the Proposed 2026 Fiscal Year Budget for the Castle Rock Downtown Development Authority

- **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

The Council has reserved this time only if the original 30 minutes allocated for Unscheduled Public Appearances as an earlier part of this agenda has been fully exhausted and speakers who signed up to speak were unable to be heard during the original 30 minutes allocated this topic. Residents will be given priority (in the order they signed up) to address Council, followed by non-residents representing Castle Rock businesses, then non-residents and businesses outside the Town of Castle Rock, as time permits.

- **ADJOURN**