



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, October 7, 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

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

Councilmember Dietz addressed speeding and public safety on Crystal Valley Parkway bringing forth a motion to reduce the speed on this road.

Dan Sailer, Director of Public Works responded to questions from Council.

Moved by Councilmember Dietz, seconded by Councilmember Davis to reduce the speed limit on Crystal Valley Parkway from Lake Gulch to the roundabout to 35 mph. The motion passed by the following vote:

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

PROC
2025-013

Proclamation: Fire Prevention Week October 5-11, 2025 (For Presentation - Approved on September 16, 2025, by a vote 7-0)

Mayor Gray read the Fire Prevention Week proclamation into the record with 'Sparky' the Castle Rock Fire Department mascot receiving the proclamation.

UNSCHEDULED PUBLIC APPEARANCES

ID 2025-110

Unscheduled Public Comments: October 7, 2025

The following residents addressed Council:
Lin Miklas
Susan McAfee

TOWN MANAGER'S REPORT

INTRO
2025-001

Introduction: Jon Danchik, ICMA Veterans Local Government Management Fellowship Program

Dave Corliss, Town Manager introduced Jon Danchik to Council and the community audience.

ID 2025-105

Update: Calendar Reminders

ID 2025-106

Update: Second Quarter Financial Review, Period Ending June 30, 2025

ID 2025-107

Update: Quasi-Judicial Projects

Tara Vargish, Director Development Services, reviewed new applications for proposed development.

ID 2025-108

Development Services Project Updates

TOWN ATTORNEY'S REPORT

ID 2025-109

Update: Model Town Traffic Code

Mike Hyman, Town Attorney, presented an overview of the proposed adoption of the Colorado Model Traffic Code and amendments to the Town Code, receiving suggested amendments at the direction of Council to also be considered for implementation.

ACCEPTANCE OF AGENDA

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Accept the Agenda as presented. The motion passed by the following vote:

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

CONSENT CALENDAR

Moved by Councilmember Bracken, seconded by Councilmember Hollingshead, to Approve the Consent Calendar as presented. The motion passed by the following vote:

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

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]

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

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]

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**

RES 2025-119 **Resolution Approving a Services Agreement with Consor North America, Inc. for the Castlewood 1 Lift Station Upgrade Design Project**

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]*

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

The Town Council meeting recessed at 7:01 pm to conduct the Urban Renewal Authority and Festival Park Commons board meetings.

Castle Rock Urban Renewal Authority Board Meeting

County Commissioner, George Teal, joined the meeting.

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

URA MIN 2025-003 Minutes: Approval of the June 3, 2025, CRURA Meeting Minutes

Moved by Commissioner Bracken, seconded by Vice Chair Cavey, to Approve the Meeting Minutes URA MIN 2025-003. The motion passed by the following vote:

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

URA RESO 2025-004 Resolution Adopting the 2026 Fiscal Year Budget for the Castle Rock Urban Renewal Authority

Pete Mangers, Assistant Director of Finance, addressed Council and addressed questions from the Commissioners.

Moved by Vice Chair Cavey, seconded by Commissioner Brooks, to Approve URA RESO 2025-004 as presented. The motion passed by the following vote:

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

Commissioner Davis motioned to Adjourn the CRURA meeting, seconded by Vice Chair Cavey. The motion passed by the following vote:

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

The meeting of the Urban Renewal Authority Board adjourned at 7:07 pm.

Commissioner Teal left the meeting.

Festival Park Commons General Improvement District Board Meeting

FPC MIN
2025-001

Minutes: Approval of the October 15, 2024, FPC GID Meeting Minutes

Moved by Boardmember Hollingshead, seconded by Boardmember Dietz, to Approve Festival Park Commons Minutes FPC MIN 2025-001 as presented. The motion passed by the following vote:

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

FPC RESO
2025-001

Resolution Adopting the 2026 Fiscal Year Budget for the Town of Castle Rock Festival Park Commons General Improvement District

Pete Mangers, Assistant Director Finance addressed Council.

Public comment was received from Ann Midgley, resident of Encore.

Moved by Chair Gray, seconded by Boardmember Hollingshead, to Approve FPC RESO 2025-001 as presented. The motion passed by the following vote:

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

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

Moved by Boardmember Hollingshead, seconded by Boardmember Davis, to Approve FPC RESO 2025-002 as presented. The motion passed by the following vote:

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

Moved by Boardmember Bracken, seconded by Vice Chair Cavey, to Adjourn the Festival Park Commons Meeting. The motion passed by the following vote:

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

Meeting of the Festival Park Commons Board Meeting adjourned at 7:22 pm.

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

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]

Pete Mangers, Assistant Director Finance addressed Council.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2025-121 as presented. The motion passed by the following vote:

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

RES 2025-122 **Resolution Approving the Proposed 2026 Fiscal Year Operating Plan and Budget for the Miller's Landing Business Improvement District**

Pete Mangers, Assistant Director Finance addressed Council.

Moved by Councilmember Hollingshead, seconded by Councilmember Bracken, to Approve Resolution RES 2025-122 as presented. The motion passed by the following vote:

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

QUASI JUDICIAL HEARINGS

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]**

Tara Vargish, Director Development Services, presented item to Council.

Tony DeSimone, Confluence Companies, provided overview of the Brickyard development.

Dan Craine, Craine Architect, also presented on behalf of the proposed development.

Public comment was received from Norman Smith, resident.

Moved by Councilmember Davis, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Resolution RES 2025-123 as presented. The motion passed by the following vote:

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

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]**

Tara Vargish, Director Development Services, presented the item to Council.

Cardel Homes, applicant, and project team addressed council.

Sara Dieringer - Cardel Homes

Josie O'Connor - Redland

Evan Rumney - Redland

Scott Kilgore - Fox Tuttle

Public comment was received from the following:

Nancy Grisham.

Kjersti Paladino

Jay Jensen

Collin Lutz

Nancy Mitchell
Troy Parmley

Moved by Councilmember Hollingshead, seconded by Mayor Gray, to Approve Quasi-Judicial Resolution RES 2025-124 as presented. After further discussion the motion was rescinded by Councilmember Hollingshead.

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Approve RES 2025-124 with the condition that no blasting be done on the homes highlighted on the map. The motion passed by the following vote:

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

ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

DIR 2025-030 Discussion/Direction: Art Acquisition Agreement with DKLA Design for the Big Drive Sculpture Series

Maia Yates, Parks & Recreation Special Projects Analyst and Liaison to Public Art Commission along with Jen Perry, Chair of the Public Art Commission addressed Council.

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Approve the proposed sculpture series titled Big Drive and authorize staff to proceed in executing project details DIR 2025-030 as presented. The motion passed by the following vote

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

ORD 2025-032 Ordinance Adopting the 2026 Fiscal Year Budget for the Town of Castle Rock, Colorado (First Reading)

Town Manager, Corliss, presented highlights of the proposed budget priorities.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Dietz, to Approve Ordinance ORD 2025-032 as presented. The motion passed by the following vote:

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

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)

Mark Marlowe, Director Castle Rock Water, provided overview of the proposed rates and fees.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-033 as presented. The motion passed by the following vote:

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

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)**

Pete Mangers, Assistant Director Finance presented the item to Council.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Bracken, to Approve Ordinance ORD 2025-034 as presented. The motion passed by the following vote:

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

RES 2025-125 **Resolution Approving the 2026-2030 Balanced Financial Plan for the Town of Castle Rock**

Pete Mangers, Assistant Director Finance presented the item to Council.

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2025-125 as presented. The motion passed by the following vote:

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

RES 2025-126 **Resolution Approving the 2026-2030 Five-Year Capital Improvement Program for the Town of Castle Rock**

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2025-126 as presented. The motion passed by the following vote:

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

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)**

Kevin Tilson, Director of the Castle Rock Downtown Alliance, addressed Council.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve Ordinance ORD 2025-035 as presented. The motion passed by the following vote:

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

RES 2025-127 **Resolution Approving the Proposed 2026 Fiscal Year Budget for the Castle Rock Downtown Development Authority**

Kevin Tilson, Director of the Castle Rock Downtown Alliance, presented to Council

Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Resolution RES 2025-127 as presented. The motion passed by the following vote:

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

ADJOURN

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Adjourn. The motion passed by the following vote:

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

Meeting adjourned at 10:46 pm.

Submitted by:

Robbie Schonher, Records Manager, CMC