



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, June 3, 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. June 3, 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**
- **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**

1. [ID 2025-067](#) **Update: Calendar Reminders**
2. [ID 2025-068](#) **Update: Fourth Quarter Financial Review, Period Ending December 31, 2024**
3. [ID 2025-069](#) **Development Services Project Updates**
4. [ID 2025-070](#) **Update: Quasi-Judicial Projects**

- **TOWN ATTORNEY'S REPORT**

- **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.

5. [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)**
6. [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 - Approved on First Reading on May 20, 2025 by a vote 6-0)**
7. [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**
8. [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**
9. [RES](#)
[2025-065](#) **Resolution Approving a First Amendment to the Town of Castle Rock Spot Water Lease Agreement with Dakan Ranch II LLC**
10. [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]**
11. [MIN 2025-011](#) **Minutes: May 20, 2025 Town Council Meeting**

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

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

12. [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]**
13. [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]**
14. [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]**
15. [RES](#)
[2025-067](#) **Resolution in Support of the Heroes Hall Veterans Center**

- **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.

16. [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]**

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

CASTLE ROCK URBAN RENEWAL AUTHORITY BOARD MEETING

1. [URA MIN 2025-002](#) Minutes: Approval of the May 20, 2025, Minutes
2. [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

- **RECONVENE TOWN COUNCIL MEETING**

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

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

17. [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
18. [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
19. [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]
20. [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
21. [DIR 2025-021](#) Discussion/Direction: Results of 2025 Community Survey

- **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.

- **RECESS TO EXECUTIVE SESSION**

22. [EXEC](#) **Executive Session: Town Manager and Town Attorney Annual**
[2025-003](#) **Performance Evaluations (Continued to June 17, 2025 Town**
 Council Meeting)

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

23. [EXEC](#) **Executive Session Report: June 3, 2025 - Town Manager and Town**
[2025-004](#) **Attorney Annual Performance Evaluations (Continued to June 17,**
 2025 Town Council Meeting)

- **ADJOURN**