



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, May 6, 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

Present: 6 - Mayor Gray, Mayor Pro Tem Cavey, Councilmember Hollingshead, Councilmember Bracken, Councilmember Davis, Councilmember Dietz

Not Present: 1 - Councilmember Brooks

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray brought awareness to ALS Month. He mentioned two individuals he knew that died of ALS.

Councilmember Hollingshead reminded everyone it is Teacher Appreciation Week. He asked Council to direct staff to bring back information to a future meeting regarding staff that maintain medians on major roadways and work with private property owners to make sure the Town looks good. **Consensus of Council.**

Councilmember Bracken noted the road maintenance going on in front of his house and they are doing a great job.

Councilmember Davis noted that it takes time to make progress and appreciates the dangerous work staff does for our roads. He asked citizens to slow down.

Councilmember Dietz reminded citizens tomorrow is May 7 when the war ended in Europe 80 years ago. He added that May 12 at 1pm they are opening a new VA clinic by the movie theatre. Dietz asked to direct staff to make a resolution to support Hero's Hall coming to Castle Rock. **Consensus of Council.**

Mayor Gray reminded citizens that the Pine Canyon item will be moved to May 20.

[ID 2025-059](#)**County Commissioners Briefing - County Home Rule**

Jeff Garcia, County Attorney, and George Teal, County Commissioner gave a presentation on the benefits of a Home Rule County. Teal stated all elected officials in Douglas County are in support.

Garcia provided the legal analysis of County Home Rule. It is regulated in Article 14, section 16 of the state Constitution. The County Commissioners determined the three districts to elect Home Rule Commissioners from and set a June 24 election to decide if a Home Rule Commission should be formed and to select members of the Commission. After the election if passed, the Home Rule Commission would meet to elect officers, adopt a schedule and hold meetings to approve a draft. They will hold three public meetings and then approve a final draft. It will be taken to the County Commissioners to approve the final draft and forward it to a County-wide election to adopt the Charter planned for the November 2025 election. The statutes referenced were CRS 30-35-103 regarding mandatory functions, structure, and right to contract; and CRS 30-35-201-43 regarding taxation authority (to increase or decrease), unique land use, and filling vacancies. He noted items that County can be excluded from such as collective bargaining, local election laws, and tax caps.

Mayor Pro Tem Cavey inquired about lowering of the property tax. Garcia stated the State could sue us and would have to demonstrate standing. She inquired about the 51% of open space and the ability to sell some of their open space. Garcia stated it was the opposite and would prevent that from happening. Teal noted our Charter states we can dispose of open space unless it goes to the vote of the people and he would recommend that be in the County Charter. Cavey asked if the Charter will be shared with the community to review before they vote. Teal stated that by law it must be published in the newspaper of record prior to the election.

Councilmember Bracken attended the Parker meeting that discussed Home Rule; and the overarching theme is they didn't have the right information to answer some of the questions. He noted that the Charter Commission creates the Charter for the County Commissioners to vote on. Teal stated when the Charter Commission agrees on a Charter and forwards to the County Commissioners, they review it and determine legal sufficiency.

Councilmember Davis asked about opting out of state regulations. Teal said some legislation has exceptions for home rule counties.

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Direct staff to draft a Resolution in support the County's Home Rule proposal. The motion passed by a vote of:

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

[PROC
2025-005](#)

Proclamation: Peace Officers Memorial Day and Police Week (For Presentation - Approved on April 15, 2025, by a vote 7-0)

Mayor Gray read the proclamation into the record.

[PROC
2025-006](#)

Proclamation: Historic Preservation Month - May 2025 (For Council Action - Presentation on May 6, 2025)

Mayor Gray read the proclamation into the record. Former Mayor Randy Reed and Former Councilmember Caryn Johnson from the Historic Preservation Board accepted the proclamation.

UNSCHEDULED PUBLIC APPEARANCES

No public comment.

TOWN MANAGER'S REPORT

[ID 2025-053](#)

Update: Calendar Reminders

David Corliss, Town Manager, provided calendar reminders.

[ID 2025-054](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, provided an update.

Mayor Gray asked how long the Governor has for a veto. Read replied that when the session is active, it is 10 days, and once it ends it is extended.

Councilmember Deitz confirmed if the Governor doesn't sign it, it automatically passes after a certain period of time.

Mike Hyman, Town Attorney, later confirmed after the session is over, the Governor must sign or veto it within 30 days or it will become law if no action is taken.

[ID 2025-055](#)

2025 Capital Carryforward for ongoing Capital Projects

David Corliss, Town Manager, referenced this item for Council to review.

[ID 2025-056](#)

Update: Residential Unit Data (through September 30, 2024) with Potential Buildout Estimates

[ID 2025-057](#)

Development Services Project Updates

Tara Vargish, Director of Development Services provided an update on pre-applications received.

[ID 2025-058](#)

Update: Quasi-Judicial Projects

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

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

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

CONSENT CALENDAR

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

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

[RES 2025-055](#) **Resolution Appointing David J. Thrower as the Hearing Officer for the Local Liquor Licensing Authority and Approving a Services Contract**

[RES 2025-056](#) **Resolution Authorizing the Engagement of Forvis Mazars, LLP, for the Fiscal Year 2024 Town of Castle Rock Independent Annual Audit**

[PROC 2025-007](#) **Proclamation: National Public Works Week** (For Council Action - Presentation on May 20, 2025)

[PROC 2025-008](#) **Proclamation: Ducky Derby Month - June 2025** (For Council Action - Presentation on May 20, 2025)

[MIN 2025-009](#) **Minutes: April 15, 2025 Town Council Meeting**

QUASI JUDICIAL HEARINGS

Mayor Gray confirmed the item was published correctly and there was no conflict of interest.

[ORD 2025-015](#) **Ordinance Amending the Town of Castle Rock's Zone District Map by Approving the 826 Park Street and 200 Wolfensberger Road Planned Development Plan and Zoning Regulations (First Reading)**

Tara Vargish, Director of Development Services, presented Ordinance 2025-015 and Resolution 2025-057 together and will be voted on separately.

Mayor Pro Tem Cavey inquired about the parking requirements around the church. Vargish stated the spaces are based on one space per 3 seats vs. based on square footage. She inquired if it will be enough parking for the church. Vargish feels it is consistent with what they have done in the past as well as the timing of use of the surrounding businesses.

Nicole Devrise, Executive Director of Wellspring, presented their proposal.

Citizens that addressed Council:

Randy Rigel spoke who attended the meeting with his wife and son. Their son has intellectual disabilities, and noted how they have to plan for beyond their own life. He is grateful for the program.

A resident from Unity on Park and a member of Wellspring spoke and stated the extra classroom space and room for more to join them would be wonderful.

Mayor Pro Tem Cavey feels this is amazing and is proud to be a part of it.

Moved by Councilmember Dietz, seconded by Councilmember Bracken, to Approve Quasi-Judicial Ordinance ORD 2025-015 as presented. The motion passed by a vote of:

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

[RES 2025-057](#) Resolution Approving a Development Impact Fee Reduction and Land Use Fee Waiver for the Unity on Wolfensberger Attainable Housing Development (*Wellspring Community, 200 Wolfensberger Road*)

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2025-057 as presented. The motion passed by a vote of:

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

[ORD 2025-016](#) Ordinance Annexing to the Town of Castle Rock, Colorado, 533.451 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) (First Reading) (Request to Continue to May 20, 2025, Town Council Meeting) [*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*]

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Continue Quasi-Judicial Ordinance ORD 2025-016. The motion passed by a vote of:

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

[ORD 2025-017](#) Ordinance Approving the Initial Zoning for 533.451 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) (First Reading) (Request to Continue to May 20, 2025, Town Council Meeting) [*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*]

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Continue Quasi-Judicial Ordinance ORD 2025-017. The motion passed by a vote of:

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

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS[DIR 2025-020](#)**Discussion/Direction: Proposed Town of Castle Rock Art and Culture Annual Grant Program**

Maia Yates from Parks and Jen Perry Chair of Public Art Commission presented the proposed grant program.

Mayor Pro Tem Cavey confirmed that Council would approve proposals for art pieces and where they would go. Town staff and members of the Public Art Commission and a Council liaison would serve on the panel.

Councilmember Dietz feels this is well thought out and likes the program.

Councilmember Bracken asked about the staging for the grant process and confirmed that Council is approving the process. David Corliss, Town Manager, stated they allocate \$200,000 per year for public art, and this will come from that fund.

Moved by Councilmember Hollingshead, seconded by Councilmember Bracken, to Approve Discussion/Direction Item DIR 2025-020 as presented. The motion passed by a vote of:

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

[RES 2025-058](#)**Resolution of the Town Council of the Town of Castle Rock Authorizing the Prepayment of Rentals Under that Certain Lease Agreement Dated September 12, 2013, by and Between UMB Bank, N.A., as Lessor, and the Town, As Lessee**

Mike Hyman, Town Attorney, presented the item.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Approve Resolution RES 2025-058 as presented. The motion passed by a vote of:

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

[RES 2025-059](#)**Resolution of the Town Council of the Town of Castle Rock Expressing the Intent of the Town to be Reimbursed for Certain Expenses Relating to the Construction of a Recreation Center with Associated Amenities and Supporting Public Improvements Needed in Connection Therewith**

Mike Hyman, Town Attorney, presented the item.

Mo public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Bracken, to Approve Resolution RES 2025-059 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN

Adjourned 8:11 pm.

Submitted by:

Lisa Anderson, Town Clerk

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Adjourn. The motion passed by a vote of:

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