



## Town Council Meeting Minutes - Draft

Mayor Jason Gray  
Mayor Pro Tem Desiree LaFleur  
Councilmember Ryan Hollingshead  
Councilmember Laura Cavey  
Councilmember Kevin Bracken  
Councilmember Max Brooks  
Councilmember Tim Dietz

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Tuesday, November 19, 2024

6:00 PM

Town Hall Council Chambers  
100 North Wilcox Street  
Castle Rock, CO 80104  
[www.CRgov.com/CouncilMeeting](http://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, Councilmember Hollingshead, Councilmember Cavey, Councilmember Bracken, Councilmember Brooks, Councilmember Dietz

**Not Present:** 1 - Mayor Pro Tem LaFleur

#### PLEDGE OF ALLEGIANCE

#### COUNCIL COMMENTS

Mayor Gray reminded citizens that this time of year can be difficult for some, and to be kind.

Councilmember Bracken asked people to think about their neighbors, help clear snow, and to be kind.

Councilmember Brooks wished everyone a Happy Thanksgiving.

Councilmember Dietz commented the election is over, and asked everyone to remember joy and patriotism.

[PROC  
2024-012](#)

**Proclamation Supporting Small Business Saturday** (For Presentation - Approved on November 5, 2024 by a vote 7-0)

Mayor Gray presented the Proclamation into the record and reminded citizens Small Business Saturday is November 30th.

[PROC  
2024-013](#)

**Proclamation: Crash Responder Safety Week, November 18-22, 2024**

Mayor Gray presented the Proclamation into the record. Mayor Gray commented how dangerous it is for officers on traffic stops.

[APPT  
2024-006](#)

**Appointment: Castle Rock Water Commission**

**Moved by Councilmember Hollingshead, seconded by Mayor Gray, to Approve Appointment APPT 2024-006 as presented. The motion passed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

**UNSCHEDULED PUBLIC APPEARANCES**

Citizens that addressed Council:

Jaqueline Fuller commented on the bicycle laws and asked that officers are educated and aware of laws on placement of police vehicles.

**TOWN MANAGER'S REPORT**

[ID 2024-122](#)

**Update: Calendar Reminders**

[ID 2024-123](#)

**Update: Monthly Department Reports**

[ID 2024-129](#)

**Update: Third Quarter Financial Review, Period Ending September 30, 2024**

[ID 2024-124](#)

**Development Services Project Updates**

[ID 2024-125](#)

**Update: Quasi-Judicial Projects**

**TOWN ATTORNEY'S REPORT**

[ID 2024-126](#)

**Town Attorney's Report November 19, 2024 [Lanterns Metropolitan District No. 1 Proposal to Refinance Outstanding Debt]**

Mike Hyman, Town Attorney, presented a request from the Lanterns Metro District 1. They would like to issue bonds and must submit their proposed financing to the Town.

Councilmember Cavey inquired where the \$6M will go towards. Megan Murphy, General Council to the District stated it will reimburse costs for public improvements - water, sanitary, sewer, streets, landscaping. Cavey confirmed that they will not raise the mill levy on the property taxes.

Councilmember Dietz did get inquiries to ensure property taxes would not be increased. Megan stated they will have a community meeting this week.

**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: 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

## CONSENT CALENDAR

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

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

[RES 2024-113](#) **Resolution Approving a Purchase Agreement with Front Range Fire Apparatus for the Acquisition of One (1) Velocity 105' Aerial Ladder Truck [Castle Rock Fire and Rescue Department]**

[RES 2024-114](#) **Resolution Approving a Construction Contract with 53 Corporation, LLC for the McMurdo Gulch Stream Reclamation Priority 3 Project [McMurdo Gulch south of the intersection of Castle Oaks Drive and Autumn Sage Street]**

[RES 2024-115](#) **Resolution Approving the Third Amendment to the Participation Agreement for Design and Construction of Stream Reclamation Improvements for McMurdo Gulch [Near the intersection of Castle Oaks Drive and Autumn Sage Drive]**

[PROC 2024-014](#) **Proclamation of Commendation to Mayor Pro Tem Desiree LaFleur (For Presentation on December 3, 2024)**

[MIN 2024-021](#) **Minutes: November 5, 2024 Draft Minutes**

## QUASI JUDICIAL HEARINGS

Mayor Gray confirmed that no members of Council expressed a conflict of interest and that the item was properly published.

[RES 2024-116](#) **Resolution Approving a Site Development Plan for Costco Retail Warehouse and Fueling Station Within the Dawson Trails Planned Development (Lot 1, Filing 1 Dawson Trails)**

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

The applicant gave a presentation on the item.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Bracken, to Approve Quasi-Judicial Resolution RES 2024-116 as presented. The motion passed by a vote of:

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

[ID 2024-127](#) **104 North Lewis Street Appeal [S ½ Lot 5 & All of Lot 6 Block 16 Craig & Gould's Addition to Castle Rock]**

Tara Vargish, Director of Development Services, presented the item which as an appeal to conditions for approval of a proposed home design from the Historic

Preservation Board.

Councilmember Brooks commented that many of the guidelines are not specific or are not required; and that prior approvals that don't comply with the guidelines. He clarified the applicant originally wanted 10" boards, they now request 6" but the HP board wants 4".

The applicants, Steve and Susan Thayer, presented their appeal.

Mayor Gray asked if members of the HP Board live in the Craig and Gould neighborhood. Staff confirmed the board is made up of 2-3 residents, historians, architects, etc.

Councilmember Cavey asked if they can amend their guidelines or does the HP Board do that. Vargish states that they are only a guideline.

Citizens that addressed Council:

Sandy Shet moved here in 2013 and commented that there is a lot of variety in the buildings.

**Moved by Councilmember Brooks, seconded by Mayor Gray, that the applicants' appeal be granted and their application approved without condition on the basis that: (1) applicants' use of 6-inch lap siding and gable ends ornamented with a vertical board and batten in their design satisfies both the spirit and intent of the Castle Rock Style guidelines and is generally compatible with the existing character of the Craig & Gould neighborhood, and (2) the Board's decision to approve the application upon the condition that applicants work with Town staff to modify their proposed siding materials failed to take into account the Board's past decisions approving the use of the same or similar siding materials on new construction within the Craig & Gould neighborhood. The motion passed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

## ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2024-025](#) **Ordinance Approving the Third Amendment to The View at Castle Rock Redevelopment and Financing Agreement Between the Town of Castle Rock, the Castle Rock Downtown Development Authority and Castle Rock View Investors, LLC (First Reading)**

Kevin Tilson presented the item.

The applicant briefed Council on the status of the project.

No public comment.

**Moved by Councilmember Hollingshead, seconded by Councilmember Bracken, to Approve Ordinance ORD 2024-025 as presented. The motion passed by a vote of:**

**Yes:** 4 - Gray, Hollingshead, Bracken, Brooks

**No:** 2 - Cavey, Dietz

[RES 2024-117](#) **Resolution Approving a Downtown Historic Preservation Grant in the**

**Amount of \$25,000 to the Little School on Perry Street (Saunders House, 203 North Perry Street)**

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

No public comment.

**Moved by Councilmember Cavey, seconded by Councilmember Dietz, to Approve Resolution RES 2024-117 as presented. The motion failed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

**Not Present:** 1 - LaFleur

**[DIR 2024-021](#) 2025 Philip S. Miller Resource Grant Program**

Pete Mangers, Assistant Finance Director, presented the item.

Nate Marsh, Chair of the Public Safety Commission presented their recommendations.

Councilmember Hollingshead explained what the two churches fund school lunches to children below the poverty line and New Hope assists for residents in need to pay bills.

Mayor Gray commented that we do not have enough budgeted for what the requests are.

No public comment.

**Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Discussion/Direction Item DIR 2024-021 as presented. The motion passed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

**[ID 2024-128](#) Presentation: 2025 Service Contract Funding Requests**

**Moved by Councilmember Hollingshead, seconded by Councilmember Brooks, to Direct Staff to approve the Service Contracts as presented. The motion passed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

**[ORD 2024-026](#) Ordinance Amending Title 15.48 of the Castle Rock Municipal Code Adopting by Reference as Primary Code the Town of Castle Rock, Colorado 2025 Landscape and Irrigation Criteria Manual (Second Reading - Approved on First Reading on November 19, 2024 by a vote 6-0) [Entire Castle Rock Service Area]**

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

Councilmember Bracken inquired how they oversee the program. Marlowe stated they inspect every one of them and work with them to get them fixed. They feel the criteria was too loose and they need to tighten it up.

No public comment.

**Moved by Councilmember Cavey, seconded by Councilmember Dietz, to Approve Ordinance ORD 2024-026 as presented. The motion passed by a vote of:**

**Yes:** 6 - Hollingshead, Cavey, Bracken, Brooks, Dietz, Gray

### **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

Citizens that addressed Council:

Gerald Bennett, Lanterns District 1, commented on the cost of the infrastructure.

### **ADJOURN**

Adjourned at 8:57.

Submitted by:

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Lisa Anderson, Town Clerk

**Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Adjourn. The motion passed by a vote of:**

**Yes:** 6 - Gray, Hollingshead, Cavey, Bracken, Brooks, Dietz

**Not Present:** 1 - LaFleur