



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, June 17, 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 Davis, Councilmember Brooks, Councilmember Dietz

Not Present: 1 - Councilmember Bracken

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray reflected on the events going on in Town.

Councilmember Davis commented on complaints he has received regarding the height of buildings downtown.

Moved by Councilmember Davis, Seconded by Councilmember Dietz to Direct Staff to bring back a discussion on height requirements for the Downtown Overlay District and to review where the Downtown Core is.

Council passed Unanimously.

Moved by Councilmember Brooks, Seconded by Councilmember Dietz to Direct Staff to bring back information on a potential pilot program for kiosks for homebuilders.

Council passed Unanimously.

Councilmember Brooks reminded residents of Ducky Derby this weekend.

Councilmember Dietz witnessed the protest last weekend and feels any signs

encouraging violence are not okay.

Mayor Pro Tem Cavey requests an update on the IO zoning. Corliss stated staff is working on it and has plans for bringing it to the July 15 Council meeting.

[APPT
2025-004](#)

**Appointments: Public Art Commission, Design Review Board and
Downtown Development Authority Board**

**Moved by Councilmember Hollingshead, seconded by Councilmember Davis, to
Approve Appointment APPT 2025-004 as presented. The motion passed by a vote of:**

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

UNSCHEDULED PUBLIC APPEARANCES

Citizens that addressed Council:

Mike Polhemus, Pastor at Church of the Rock spoke regarding the lawsuit with the Town. He stated an agreement has been reached to continue to operate temporary on-site housing.

Andrew from Church of the Rock read a joint statement that the Town and the Rock have reached an agreement.

Anya Zavadil commented that there are text conversations with audience members and other Councilmembers during Council meetings and feels a policy should be made.

TOWN MANAGER'S REPORT

[ID 2025-071](#)

Update: Calendar Reminders

David Corliss, Town Manager, provided an update.

[ID 2025-072](#)

Update: Monthly Department Reports

[ID 2025-073](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, provided a recap of the legislative session.

[ID 2025-074](#)

**Presentation of the 2024 Annual Comprehensive Financial Report
(ACFR) and 2024 Popular Annual Financial Report (PAFR)**

Trish Muller, Director of Finance, presented the item.

[ID 2025-075](#)

Presentation: Chief Jack Cauley Special Events Presentation

Jack Cauley, Police Chief, spoke on security at special events.

Councilmember Dietz thanked Sgt Torrens for his work tearing down barriers and noted the Police keep the Town safe.

Councilmember Davis sees Police presence everywhere.

Mayor Pro Tem Cavey commented on the Car Show and appreciates all that Police does.

Councilmember Hollingshead complemented Police for interacting with people.

[ID 2025-076](#) **Update: Quasi-Judicial Projects**

[ID 2025-077](#) **Development Services Project Updates**

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve the Agenda as presented. The motion passed by a vote of:

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

CONSENT CALENDAR

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

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

[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 (Second Reading - Approved on First Reading on June 3, 2025 by a vote 7-0)**

[RES 2025-072](#) **Resolution Approving the Second Amended and Restated Development Agreement for Cornerstone Presbyterian Church [located at 2607 5th St.]**

[MIN 2025-012](#) **Minutes: June 3, 2025 Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2025-022](#) **Discussion/Direction of Applications for the 2025 2nd Quarter Council Community Grant Program, Nine Applications**

Trish Muller, Finance Director, presented an overview of the applicants.

Mayor Pro Tem Cavey inquired about a couple of the applications and wanted to ensure the people served are within Castle Rock.

Councilmember Dietz inquired if we should hold to the budget.

Councilmember Brooks suggested \$750 for 7 of them as an option.

Councilmember Hollingshead asked the representatives from the Castle View Gridiron Club to speak about how they use their funds.

Councilmember Brooks motion to award \$750 to Heavy Athletics, lady Trailblazer, CastleView Gridiron Club

Representatives from all organizations except Green Thumb spoke.

Mayor Pro Tem Cavey inquired if we should continue to go over our budget. She asked if we should increase the amount or take it on a case by case basis. Corliss stated that some municipalities have had to make cut backs, but we have been fiscally responsible and we can look at what other communities do. Maybe have more targeted funding or ask for full year awards at one time. Town revenues are performing in excess of budget. Cavey feels we will get more and more requests and we should have the discussion at budget time and make a decision for what is in front of us.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Dietz, to Approve \$562.50 to each applicant with the exception of Green Thumb. The motion passed by a vote of:

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

ORD 2025-022 Ordinance Amending Section 9.06.010 of the Castle Rock Municipal Code by Adding Adult Performances to the Charge of Public Indecency and Related Definitions (First Reading)

Mike Hyman, Town Attorney, presented the item.

Citizens that addressed Council:

Anya Zavadil wants to ensure this wording is not recycling of the wording from two years ago. She commented that the addition seems logical but is concerned about the intent and who decides what the intent is. She feels this can be used to target the LGBTQ community and that is why it is being brought up. She feels the purpose is to ban drag queens and target a specific group of people.

Councilmember Brooks thanked Legal and that this addresses areas not addressed two years ago.

Councilmember Dietz feels this will address issues without creating future litigation or problems.

Councilmember Hollingshead stated it doesn't prohibit a drag queen it just addressed a certain type of performance.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-022 as presented. The motion passed by a vote of:

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

[ORD 2025-023](#) **Ordinance Amending Various Provisions of Chapter 17.61 of the Castle Rock Municipal Code Regarding Accessory Dwelling Units (First Reading)**

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

Councilmember Dietz confirmed there are 31,000 residential units in Town.

Mayor Pro Tem Cavey confirmed that ADUs within the home (i.e. basement or garage) cannot exceed 50% of house. The ADU must be at least 750 sf. The detached ADUs or an addition onto the house cannot exceed 800 sf of building footprint.

No public comment.

Councilmember Brooks and Mayor Gray supports this amendment

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-023 as presented. The motion passed by a vote of:

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

[ORD 2025-024](#) **Ordinance Vacating Certain Right-of-Way Located Within Block 11, Craig and Gould's Addition to the Town of Castle Rock, in the NE 1/4 of Section 11, Township 8 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado (First Reading) [*Cantril School, 312 Cantril St.*]**

Matt Gohl, Assistant Town Manager, presented the item.

No public comment.

Moved by Councilmember Hollingshead, seconded by Mayor Pro Tem Cavey, to Approve Ordinance ORD 2025-024 as presented. The motion passed by a vote of:

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

[RES 2025-073](#) **Resolution Approving a Services Agreement with Dewberry Engineers, Inc. for the Plum Creek Diversion Upgrades Project [*Located along plum Creek west of Sedalia, CO*]**

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

Councilmember Dietz confirmed an Infiltration Gallery are pipes underneath the sand of the creek that have slots that allow just the water in.

Councilmember Davis inquired about the design that filters out debris.

No public comment.

Moved by Councilmember Davis, seconded by Mayor Pro Tem Cavey, to Approve Resolution RES 2025-073 as presented. The motion passed by a vote of:

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

[RES 2025-074](#) **Resolution Approving a Services Agreement with W. W. Wheeler & Associates, Inc. for the Platte Valley Water Partnership Water Court Case**

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

Mayor Pro Tem Cavey confirmed we will not be damaging agriculture. Marlowe stated it will benefit the agriculture in that area. Cavey inquired who the opposers are. Marlowe sometimes they oppose to monitor the case and that the water law is properly interpreted and applied, so the are not necessarily trying to stop it.

Citizens that addressed Council:

David Hammelman member of the Water Commission, stated major decisions were made years ago that led to the independence the Town has.

Mayor Gray spoke in favor and stated it is a big project that will impact Castle Rock and farmers in a positive way.

Councilmember Dietz appreciated the clarification on opposers

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve Resolution RES 2025-074 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

RECESS TO EXECUTIVE SESSION

Mayor Pro Tem Cavey inquired if we should continue the evaluations without Councilmember Bracken.

Mayor Gray feels they should proceed.

[EXEC
2025-003](#)

Executive Session: Town Manager and Town Attorney Annual Performance Evaluations (Continued from June 3, 2025 Town Council Meeting)

Moved by Mayor Gray, seconded by Mayor Pro Tem Cavey, to Approve Recess to Executive Session EXEC 2025-003 as presented. The motion passed by a vote of:

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

COUNCIL COMMENTS

[EXEC
2025-004](#)

Executive Session Report: June 17, 2025 - Town Manager and Town Attorney Annual Performance Evaluations

Mayor Gray read the report from the Executive Session.

No objection to the record.

Moved by Mayor Gray, Seconded by Mayor Pro Tem Cavey to award the Town Attorney a salary of \$250,000 effective July 3, 2025.

Council approved unanimously.

Moved by Mayor Gray, Seconded by Mayor Pro Tem Cavey to award the Town Manager a salary of \$277,000 effective June 1, 2025.

Council approved unanimously.

ADJOURN

Submitted by Lisa Anderson, Town Clerk

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

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