



## 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, September 3, 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:** 7 - Mayor Gray, Mayor Pro Tem LaFleur, Councilmember Hollingshead, Councilmember Cavey, Councilmember Bracken, Councilmember Brooks, Councilmember Dietz

#### PLEDGE OF ALLEGIANCE

#### COUNCIL COMMENTS

Mayor Gray recognized the passing away of Mr. Sturm.

Councilmember Cavey extended her thanks to staff for their hard work at her open house with 128 in attendance. The Pine Canyon development came up and is before the County. She encouraged people to attend the County meeting to submit their comments. She will be opposing it.

Councilmember Bracken also referenced Pine Canyon development. It is currently in the County and is important to the Town as it is in the middle of our Town. He does not feel the county should determine what will happen in the middle of our Town. He also encouraged people to attend the County meeting.

***Motion by Councilmember Brooks, Seconded by Councilmember Cavey to Direct the Town Attorney to bring the conversation with Douglas County and other municipalities that feel they have been impacted by Denver's failed migrant policy to sue Denver into stopping bringing in additional migrants.***

Councilmember Brooks stated they don't have adequate services or housing and it is spilling into other communities.

Mayor Gray spoke in favor of it. His mother immigrated legally and became a citizen. We need to protect our Town and our County.

Councilmember Dietz feels it is important and it is important to fund our police and fire and speaks in favor so that it doesn't take away services to our citizens.

***Motion passed 7-0.***

Dietz feels Pine Canyon should also be done within Town criteria. Dietz reminded citizens to continue to remember our past, not forget 9-11 and what we've been through, and to remember joy and patriotism.

## **UNSCHEDULED PUBLIC APPEARANCES**

### **Citizens that spoke before Council:**

Juliet Smith, resident, is concerned about a pedestrian crossing between two parks and on the way to schools on Meadows Boulevard. She feels the action plan is not sufficient to address this crossing.

David Corliss, Town Manager, stated the staff will follow up with Ms. Smith.

Councilmember Bracken thanked her for bringing this to the Town's attention.

[ID 2024-100](#)

### **Unscheduled Public Appearances: September 3, 2024**

## **TOWN MANAGER'S REPORT**

[ID 2024-096](#)

### **Update: Calendar Reminders**

[ID 2024-097](#)

### **Update: Castle Rock ColoradoScape Requirements**

Mark Marlowe, Director of Castle Rock Water, provided a presentation on the intent and criteria for Coloradoscape.

Councilmember Cavey thanked staff for looking at this issue and taking action.

Councilmember Hollingshead asked if the homebuilders have provided feedback. Marlowe stated they have brought it up and changes will come before Council.

Councilmember Hollingshead asked if it is more expensive. Marlowe stated there is a wide range of options depending on what you want to do.

Councilmember Bracken asked what occurs. Marlowe said they provides standards, but some builders need help with meeting standards.

[ID 2024-098](#)

### **Development Services Project Updates**

Tara Vargish, Director of Development Services, provided an update.

[ID 2024-099](#)

**Update: Quasi-Judicial Projects**

Mayor Pro Tem LaFleur asked about the Centennial Park update and confirmed that the field adjacent is also Town property.

**TOWN ATTORNEY'S REPORT**

No report.

**ACCEPTANCE OF AGENDA**

**Moved by Councilmember Bracken, seconded by Councilmember Hollingshead, to Accept the Agenda as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, 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:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[RES 2024-092](#)

**Resolution Approving a Services Agreement with Consor North America, Inc. for the Plum Creek Pipeline Central to PCWPF Project**  
*[Located parallel to East Plum Creek Through central Castle Rock, CO]*

[RES 2024-093](#)

**Resolution Approving an Equipment and Services Acquisition Agreement with Logical systems, LLC for Phase IV of the Supervisory Control and Data Acquisition (SCADA) Master Plan Implementation Project**  
*[Entire Castle Rock Water Service Area]*

[PROC  
2024-009](#)

**Proclamation: Honoring Castle Rock Mental Health Co-Responders and Crisis Clinicians** [For Council Action - Presentation on September 17, 2024]

[MIN 2024-016](#)

**Minutes: August 20, 2024 Draft Minutes**

**QUASI JUDICIAL HEARINGS**

Mayor Gray confirmed there is no conflict of interest and that items have been published as legally required.

[ORD 2024-012](#)

**Ordinance Approving the Second Amendment to the Metzler Ranch Planned Development Zoning Regulations Regarding the Property Located at 864 Barranca Drive (Second Reading - Approved on First Reading on August 20, 2024, by a vote 4-3)**

Tara Vargish, Director of Development Services, provided the presentation.

The applicant gave a presentation.

Councilmember Brooks confirmed they have been in operation since 2015 and that they have not had any issues with other locations that are within proximity of a residential area.

***Citizens that addressed Council:***

Laura Martinez works for Sandstone as an Outreach manager, is a mom in Castle Rock for 21 years and shared her personal story about her daughter that had to find treatment out of state. She emphasized that these kids are already in our neighborhoods that have issues. These kids want to be there to get help.

Mark Davis, resident, was asked by residents in the neighborhood. They want to ensure doors are locked at night and kids are not free to leave whenever they want. The facility should take full responsibility and have security on site and criteria on the type of issues the kids have and should not be allowed to wander around at night.

Les Lilly asks Council to pass this as an employee of the school district for many years and feels many kids could benefit from this facility.

Montee Ball is a former Bronco and father to an 8 year old, and is a clinical manager at Sandstone and suffers from a mental disorder. He received the right treatment and feels this is a critical service. Some youth will experience hurdles that they will need help with. He asked that Council look at this from the standpoint that we have all known someone that needs this type of support. If not here, then where. Focus on not what we fear, but what will happen.

Keith Hayes spoke in favor and has served the last 5 years for 528 Recovery High School. He has referred students to Sandstone and had success and finds these kids want these services. There is a lack of resources for our kids in Colorado, and Castle Rock has the opportunity to provide them. He noted 50% of his students are from Douglas County.

**Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Quasi-Judicial Ordinance ORD 2024-012 as presented. The motion passed by a vote of:**

**Yes:** 5 - Gray, LaFleur, Hollingshead, Bracken, Brooks

**No:** 2 - Cavey, Dietz

[ORD 2024-014](#) **Ordinance Annexing to the Town of Castle Rock, Colorado, Multiple Parcels of Land Totaling 1.992 Acres Located in Douglas County, Colorado, Pursuant to an Annexation Petition Submitted by the Town of Castle Rock, Colorado [Four Corners Annexation; South Ridge Road No. 1 Annexation; South Ridge Road No. 2 Annexation; Gilbert Street/Plum Creek Parkway Annexation] (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)**

Tara Vargish, Director of Development Services, provided an overview of the annexations.

***No public comment.***

Moved by Councilmember Hollingshead, seconded by Councilmember Brooks, to Approve Quasi-Judicial Ordinance ORD 2024-014 as presented. The motion passed by a vote of:

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

[ORD 2024-015](#) **Ordinance Approving the Initial Zoning for Multiple Parcels of Land Totaling 1.992 Acres Located in Douglas, County, Colorado, Pursuant to a Zoning Application Submitted by the Town of Castle Rock, Colorado [Four Corners; South Ridge Road No. 1; South Ridge Road No. 2; Gilbert Street/Plum Creek Parkway Initial Zoning] (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)**

Tara Vargish, Director of Development Services, provided an overview of the annexations.

*No public comment.*

Moved by Councilmember Hollingshead, seconded by Councilmember Brooks, to Approve Quasi-Judicial Ordinance ORD 2024-015 as presented. The motion passed by a vote of:

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

## ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2024-016](#) **Ordinance Adopting the 2025 Fiscal Year Budget for the Town of Castle Rock, Colorado (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)**

David Corliss, Town Manager, provided a presentation and introduced Kathi Ingle as the new Budget Manager.

Councilmember Bracken stated that Trish Muller, the Finance Director, has done a major part of this work due to staff shortages and wanted to recognize her.

*No public comment.*

Moved by Councilmember Bracken, seconded by Councilmember Cavey, to Approve Ordinance ORD 2024-016 as presented. The motion passed by a vote of:

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

[ORD 2024-017](#) **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 (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)**

Mark Marlowe, Director of Castle Rock Water, provided a presentation.

Councilmember Cavey inquired about meeting the regulations and fees.

Councilmember Brooks inquired about the salt content requiring desalination.

No public comment.

**Moved by Councilmember Cavey, seconded by Councilmember Dietz, to Approve Ordinance ORD 2024-017 as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[ORD 2024-018](#) **Ordinance Levying General Property Taxes for the Town of Castle Rock, Colorado, for the Year 2024, to be Collected in 2025 (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0)**

David Corliss, Town Manager, provided a presentation.

*No public comment.*

**Moved by Councilmember Brooks, seconded by Councilmember Cavey, to Approve Ordinance ORD 2024-018 as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[RES 2024-094](#) **Resolution Approving the 2025-2029 Balanced Financial Plan for the Town of Castle Rock**

David Corliss, Town Manager, presented the item. Resolution 2024-094 and Resolution 2024-095 were presented together and voted on separately.

No public comment.

**Moved by Councilmember Cavey, seconded by Councilmember Hollingshead, to Approve Resolution RES 2024-094 as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[RES 2024-095](#) **Resolution Approving the 2025-2029 Five-Year Capital Improvement Program for the Town of Castle Rock**

**Moved by Councilmember Cavey, seconded by Councilmember Hollingshead, to Approve Resolution RES 2024-095 as presented. The motion passed by a vote of:**

**Yes:** 7 - Gray, LaFleur, Hollingshead, Cavey, Bracken, Brooks, Dietz

[RES 2024-096](#) **Resolution Authorizing the Execution of an Intergovernmental Agreement by and Among the Town of Castle Rock, Douglas County Housing Partnership, Douglas County, City of Castle Pines, City of Lone Tree, and Town of Parker Regarding Joint Management of Proposition 123 Funding and Credits**

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

No public comment.

Moved by Councilmember Hollingshead, seconded by Councilmember Cavey, to Approve Resolution RES 2024-096 as presented. The motion passed by a vote of:

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

[RES 2024-097](#) **Resolution Approving the Services Agreement with RS&H, Inc., for Architectural Design and Engineering Services for Fire Station 156 and Fleet Facility [location at the west side of the intersection of Castle Oaks Drive and Pleasant View Drive]**

Fire Chief Croom presented the item.

Councilmember Dietz reminded citizens that the low bidder doesn't mean they aren't the best.

No public comment.

Moved by Councilmember Cavey, seconded by Councilmember Hollingshead, to Approve Resolution RES 2024-097 as presented. The motion passed by a vote of:

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

[ORD 2024-019](#) **Ordinance Amending Castle Rock Municipal Code Section 15.10.030 to Permit the Use of the IAPMO Water Demand Calculator for Residential Water Calculations Only (Second Reading - Approved on First Reading on September 3, 2024 by a vote 7-0) [Castle Rock Water Service Area]**

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

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Ordinance ORD 2024-019 as presented. The motion passed by a vote of:

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

## **ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES**

None.

## **ADJOURN TO EXECUTIVE SESSION - NOT TO RETURN**

Moved by Mayor Gray, seconded by Councilmember Bracken, to Adjourn to Executive Session. The motion passed by a vote of:

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

[EXEC  
2024-005](#)

**Executive Session: A conference with the Town Attorney, to be conducted in accordance with Section 24-6-402(4)(b), C.R.S., for the purpose of receiving legal advice regarding the matter of Church of the Rock, Inc, d/b/a/ The Rock v. The Town of Castle Rock, Colorado, Case No. 1:24-cv-1340-DDD-KAS, United States District Court for the District of Colorado.**

Meeting Adjourned at 8:35 pm.

Submitted by:

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Lisa Anderson, Town Clerk