



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, April 21, 2026

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 - Councilmember Brooks, Councilmember Dietz, Councilmember Davis, Councilmember Hollingshead, Mayor Pro Tem Cavey, Mayor Gray

Not Present: 1 - Councilmember Bracken

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray shared that Councilmember Bracken is not present due to the loss of his brother.

Councilmember Hollingshead expressed his thoughts and prayers for Bracken's family.

Councilmember Dietz shared that Senate Bill 26-155 will affect costs to homeowners. He also shared that we need amenities to attract families. He stated Flock cameras have caught a lot of criminals; and we already are visible on our cell phones, computers, driving C470, etc.

Mayor Pro Tem Cavey has worked with Flock at Verizon and they are above board. We are trying to keep our community safe and she supports the use of the Flock cameras. She shared that there was a groundbreaking for the Fire station in Cobblestone Ranch and thanked staff for putting that together with plans to open in 2027.

[PROC
2026-005](#)

Proclamation: Peace Officers Memorial Day and Police Week 2026
(For Presentation - Approved on April 7, 2026, by a vote 6-0)

Mayor Gray read the proclamation into the record.

[PROC
2026-006](#)

Proclamation: National Crime Victims' Rights Week, April 19-25, 2026

(For Presentation - Approved on April 7, 2026, by a vote 6-0)

Mayor Gray read the proclamation into the record. Heather Johnson accepted the proclamation. Ann Barrington, Parker Council, spoke on behalf of Covered Colorado that supports survivors.

UNSCHEDULED PUBLIC APPEARANCES

No public comment.

TOWN MANAGER'S REPORT

[ID 2026-043](#)

Update: Calendar Reminders

David Corliss, Town Manager, provided Calendar reminders.

[ID 2026-044](#)

Update: Legislative Update

Kristin Read, Assistant Town Manager, presented the update.

Moved by Councilmember Hollingshead, seconded by Councilmember Davis, to affirm staff's recommended positions on state legislation as presented and direct staff to communicate the positions to the Town's legislative delegation, CML and others. The motion passed by a vote of:

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

[ID 2026-045](#)

Update: Water Quality Maintenance

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

Councilmember Dietz asked about the building being built by Costco. Corliss stated it is a pump station for water and that the developer is paying for the infrastructure.

Marlowe also provided an update on the drought. He plans to request a stage 1 drought on May 19.

Mayor Pro Tem Cavey inquired if they anticipate more restrictions in June and July. Marlowe anticipates stage 2 in mid-June.

[ID 2026-046](#)

2026 Safety Improvement Projects (Public Works)

Dan Sailer, Director of Public Works, provided an update.

Mayor Pro Tem Cavey inquired how they determine locations for pedestrian crossings. Sailer stated they will evaluate locations requested and have been identified and prioritize them. Cavey inquired if they are expensive. Sailer stated they may have to do some ADA ramp improvements and advanced warning signs that increase the cost. A typical location is \$25-\$30,000.

Councilmember Dietz thanked his department for their responsiveness to his

requests.

Mayor Gray appreciates their work on these.

[ID 2026-047](#) **Update: Monthly Department Reports**

[ID 2026-048](#) **Development Services Project Updates**

[ID 2026-049](#) **Update: Quasi-Judicial Projects**

TOWN ATTORNEY'S REPORT

No report.

ACCEPTANCE OF AGENDA

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, 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

[RES 2026-048](#) **Resolution Approving the 2026 Spot Water Lease Agreement Between the Town of Castle Rock and United Water and Sanitation District [Chatfield Reservoir, Douglas County]**

[PROC 2026-007](#) **Proclamation: Historic Preservation Month - May 2026 (For Presentation - Approved on April 21, 2026)**

[MIN 2026-011](#) **Minutes: April 7, 2026, Town Council Meeting**

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2026-012](#) **Ordinance Approving the First Amendment to the 2026 Fiscal Year Budget by Making Supplemental Appropriations for the 2026 Fiscal Year (Second Reading - Approved on First Reading on April 7, 2026, by a vote 5-0)**

David Corliss, Town Manager, presented the item that was approved unanimously at the prior Council meeting with Mayor Pro Tem recusing herself.

Councilmember Brooks thanked Corliss for answering his questions prior to the meeting.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-012 as presented. The motion passed by a vote of:

Yes: 5 - Gray, Hollingshead, Davis, Brooks, Dietz

Recuse: 1 - Cavey

[RES 2026-050](#) **Resolution Approving the Intergovernmental Agreement Between the Board of County Commissioners of Douglas County and the Town of Castle Rock Regarding Cost Sharing to Establish the Link On Demand Microtransit Pilot Program**

David Corliss, Town Manager, presented the item. This was discussed at the previous Council meeting. County Commissioner Teal and Rand Clark are present for any questions.

Councilmember Davis inquired how often can a person use the service and can they use it for any reason. Commissioner Teal thanked Council for their partnership. There is not a limit to use and they anticipate heavy use to disabled individuals unable to drive. He noted Council can expand the program after the pilot.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2026-050 as presented. The motion passed by a vote of:

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

[RES 2026-049](#) **Resolution Approving the Third Amendment to the Agreement with Wilson & Company, Inc., Engineering & Architects, for the Industrial Tributary Trail Project [*connecting Downtown Castle Rock to Philip S. Miller Park*]**

Jeff Brauer, Director of Parks and Recreation, presented the item.

Mayor Pro Tem Cavey confirmed only changes were from outside issues.

Councilmember Dietz confirmed drainage was the challenge.

Councilmember Davis inquired if the drainage is under the sidewalk. Brauer stated half will be the trail and the other side will be the drainage.

No public comment.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Resolution RES 2026-049 as presented. The motion passed by a vote of:

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

[ORD 2026-013](#) **Ordinance Authorizing the Exercise of the Town's Powers of Eminent Domain to Acquire Certain Real Property Interests Necessary for the Highway 85 Wastewater Collection and Treatment System Project [*Located in Sedalia, CO*] (First Reading)**

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

Mayor Pro Tem Cavey stated she is not in favor of eminent domain. She inquired how much property are they talking about and is it something that will negatively impact the landowners. Marlowe stated it is a 20' wide easement and they will co-locate next to the existing easements to lessen the impact. He does not believe any of the owners has an issue, they just need to agree on a price. Cavey asked if they can still use the property. Marlowe stated certain uses would be allowed i.e, grazing of livestock, but cannot build structures over it. He is not aware of any owners saying no, but there will be price negotiation.

Councilmember Hollingshead inquired when the offer went out. Marlowe stated the process started in October and letters went out this month. They still need to do the appraisals before they can make an offer.

Councilmember Davis confirmed no one is occupying these areas.

No public comment.

Mayor Pro Tem Cavey confirmed if they vote yes tonight and if someone is not willing to negotiate, it will come back to Council for each individual property.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-013 as presented. The motion passed by a vote of:

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

[DIR 2026-012](#)

Discussion/Direction: Downtown Castle Rock Parking Study

Nick VanderKwaak with Fehr & Peers presented the study.

Mayor Pro Tem Cavey inquired about the data of people staying beyond 2 hours. Nick stated it is mainly on the outlying streets and some on main streets. Cavey inquired about Copper Falls Spa in particular with their customers spending 4-6 hours getting services there and feels it is damaging to their business with their customers getting ticketed. She asked for his recommendation. Nick stated they can make it easier with multi-modal improvements to bike or walk downtown and how people get to a remote lot.

Mayor Gray noted that the Link on Demand program may help.

Councilmember Davis noted that the long-term parking could be employees. He shared that the County parking garage top floor is not being used and suggests residents of the adjacent building could use that top level.

Councilmember Brooks feels we don't have a capacity problem, it is people knowing about and using the parking available. He feels a valet service would be great to offer at Copper Falls.

Councilmember Dietz would like to revisit in a couple months. He inquired about building the pedestrian bridge to the Fairgrounds and would like to see what the real cost would be. Corliss stated that has been discussed. The County is increasing the use of the Fairgrounds with the Heroes Hall and more events, and there is a path south of the Police department they may be able to improve.

Mayor Gray feels we could direct people from the parking lot to that path.

Corliss provided some suggested Next Steps to refresh wayfinding, educate downtown businesses and employees on parking options, evaluate fines for parking violations., look for new parking opportunities, review ADA and loading parking requests, monitor future growth.

Mayor Pro Tem Cavey wants to be mindful of fines. Corliss acknowledged that we have to be mindful of certain areas.

Citizens that addressed Council:

Susan McAfee, resident, is concerned there is a lack of ADA parking downtown. Shuttles are not helpful if they aren't ADA compliant. She noted some of the new developments are bringing in older residents that will require more ADA parking.

Kevin Tilson, Director of Castle Rock Downtown Alliance, is supportive of the pedestrian bridge to the Fairgrounds. He feels the parking study is a great resource and offered to answer those questions and attend open houses to answer questions.

[ORD 2026-014](#) **Ordinance Amending Sections 4.04.150 and 13.12.080 of the Castle Rock Municipal Code by Adopting a Revised Methodology for Calculating Renewable Water Resource Fees and Water and Wastewater System Development Fees for the Construction of New Single-Family Residential Homes (First Reading) [Entire Castle Rock Water Service Area]**

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

Mayor Pro Tem Cavey feels we are telling homebuilders what to build and feels it will drive building more smaller homes vs. more moderate homes and does it save much water. Marlowe feels the market will drive what is built, but the fees should reflect the actual impact.

Councilmember Dietz feels this is a reflection of them complying with these measures. Marlowe feels the policy has been a success with a radical reduction in outdoor water use and the houses are more efficient. Dietz asked if there would be credits for homeowners that make efficiency improvements. Marlowe mentioned the rebates they currently offer.

Citizens that addressed Council:

Morgan Culllen supports reducing impact fees for smaller homes.

Councilmember Brooks stated that we are one of the most regulated states - 6th in the country that drives down everything.

Councilmember Hollingshead feels we need to have housing for all income levels and it makes sense.

Mayor Gray feels it allows first time homeowners to buy homes.

Councilmember Davis wants to ensure we can have homes for younger homeowners. Smaller houses use less water.

Moved by Councilmember Brooks, seconded by Councilmember Hollingshead, to Approve Ordinance ORD 2026-014 as presented. The motion passed by a vote of:

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

[RES 2026-051](#) **Resolution Approving a Construction Contract with 53 Corporation LLC, for the 6400 East Tributary Dam Reconstruction and Downstream Rehabilitation Project [Paintbrush Park]**

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

Councilmember Davis inquired how long the emptied pond will smell. Marlowe replied as long as it is empty.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Hollingshead, to Approve Resolution RES 2026-051 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

None.

ADJOURN

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

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

Meeting adjourned at 8:28pm.

Submitted by Lisa Anderson, Town Clerk