



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 20, 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

Councilmember Hollingshead participated remotely and arrived at the meeting at 9pm.

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

Not Present: 1 - Councilmember Hollingshead

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray shared that citizens approached him stating they were grateful Police are at our events, and a Highlands Ranch resident complimented our Police department.

Councilmember Bracken commented that construction around town is positive and to be patient.

Councilmember Davis has received concerns about water with all of the development., and he assured citizens that the Town has planned for future development.

Councilmember Brooks encouraged citizens to go to the County website to obtain information about Home Rule.

Councilmember Dietz reminded citizens that Denver has not contributed to the Crystal Valley interchange. He asked people to remember why we have Memorial Day and to remember those that have sacrificed. Cedar Hill Cemetery will have a

ceremony on Monday at 10am and will read names of our Veterans.

Mayor Pro Tem Cavey is in support of County Home Rule to give us more local control.

[PROC
2025-007](#)

Proclamation: National Public Works Week (For Presentation - Approved on May 6, 2025, by a vote 6-0)

Mayor Gray read the Proclamation for the record.

[PROC
2025-008](#)

Proclamation: Ducky Derby Month - June 2025 (For Presentation - Approved on May 6, 2025)

Mayor Gray read the Proclamation into the record. and presented it to the Rotary Club.

[APPT
2025-003](#)

Appointments to Town Boards and Commissions

Councilmember Dietz shared his thoughts about how important our boards and commissions are.

Moved by Councilmember Dietz, seconded by Mayor Gray, to Approve Appointment APPT 2025-003 as presented. The motion passed by a vote of:

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

UNSCHEDULED PUBLIC APPEARANCES

None.

TOWN MANAGER'S REPORT

[ID 2025-061](#)

Update: Calendar Reminders

[ID 2025-062](#)

Update: Monthly Department Reports

[ID 2025-063](#)

Update: Changes to the Castle Rock Water Chase Drain Policy

Mark Marlowe, Director of Castle Rock Water, provided an update.

Councilmember Dietz confirmed that a chase drain doesn't solve the freeze thaw problem; and residents have the option to contact Public Works if the ice is extensive and needs to be broken up.

Mayor Pro Tem Cavey has a resident in Cobblestone with a north facing yard that has a lot of issues with ice build up, however it does not help in that situation. She is concerned if we charge the resident \$1,500 that we are clear if we feel it will not address their issue.

Councilmember Dietz feels \$1,500 is modest.

[ID 2025-064](#)

Development Services Project Updates

[ID 2025-065](#)**Update: Quasi-Judicial Projects****TOWN ATTORNEY'S REPORT**

Mike Hyman, Town Attorney, reported that District Court ruled in the County's favor to proceed with pursuing Home Rule.

Polis vetoed the bill on municipal court sentencing. He issued an executive order if we don't comply with recent legislation, state grants are at stake. Several municipalities have now filed suit against Polis.

Councilmember Dietz reminded this is why we want local control.

Councilmember Bracken asked who filed the lawsuit against Home Rule.

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, Bracken, Davis, Brooks, Dietz

CONSENT CALENDAR

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

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

[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 (Second Reading - Approved on First Reading on May 6, 2025 by a vote 6-0)

[RES 2025-046](#)

Resolution Approving a Utilities Infrastructure Reimbursement Agreement for Sanitary Sewer Service Connection with Cornerstone Presbyterian Church of Castle Rock [2607 Fifth Street]

[MIN 2025-010](#)

Minutes: May 6, 2025 Town Council Meeting

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS[RES 2025-060](#)

Resolution in Support of Douglas County's Home Rule Initiative

Citizens that addressed Council:

Steve Rivoir inquired where to get information on what Home Rule means for the County and wants specific objectives they want to accomplish.

Mayor Gray feels it is more important for the County to answer those questions and go to the County website, email the Commissioners, or go back and watch their presentation.

Mayor Pro Tem Cavey encouraged citizens to contact the County Attorney Jeff

Garcia.

Councilmember Dietz stated you can watch the Council meeting from May 6 at 9 minutes and 50 seconds into the meeting.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Resolution RES 2025-060 as presented. The motion passed by a vote of:

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

[ID 2025-066](#)

Discussion & Overview: Brickyard and Sports Development Center Process

David Corliss, Town Manager, provided an overview.

The developer, Tony DeSimone, gave a presentation.

Councilmember Dietz confirmed they are giving land to a proposed bowling alley to help them offset the cost of below grade parking.

Mayor Pro Tem Cavey inquired about the parking.

DeSimone stated they will be building a parking garage for the hotel.

Councilmember Davis inquired about the trail connection. DeSimone will build that section to complete the trail to downtown.

RECESS TO CASTLE ROCK URBAN RENEWAL AUTHORITY MEETING

CASTLE ROCK URBAN RENEWAL AUTHORITY BOARD MEETING

[URA MIN
2025-001](#)

Minutes: Approval of the October 15, 2024 Minutes

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve CRURA Minutes URA MIN 2025-001 as presented. The motion passed by a vote of:

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

[URA RESO
2025-001](#)

Resolution Designating the Public Place for Posting Notices of Public Meetings of the Castle Rock Urban Renewal Authority Pursuant to the Colorado Open Meetings Law

Mike Hyman, Town Attorney, presented the item.

No public comment.

Moved by Councilmember Brooks, seconded by Mayor Pro Tem Cavey, to Approve CRURA Resolution URA RESO 2025-001 as presented. The motion passed by a vote of:

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

[URA RESO
2025-002](#)

Resolution Approving the Tax Increment Revenue Agreements by and Between the Castle Rock Urban Renewal Authority and Each Taxing Entity

Whose Incremental Property Tax Revenues Will be Allocated Under the Proposed Brickyard Urban Renewal Plan

Mike Hyman, Town Attorney, presented the item.

No public comment.

Commissioner Bracken explained the process.

Moved by Councilmember Davis, seconded by Mayor Pro Tem Cavey, to Approve CRURA Resolution URA RESO 2025-002 as presented.. The motion failed by a vote of:

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

RECONVENE TOWN COUNCIL MEETING

Moved by Councilmember Bracken, seconded by Mayor Pro Tem Cavey, to Adjourn the CRURA meeting. The motion passed by a vote of:

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

[RES 2025-061](#)

Resolution Approving the Tax Increment Revenue Agreement Between the Town of Castle Rock and the Castle Rock Urban Renewal Authority with Regard to the Proposed Brickyard Urban Renewal Plan

Mike Hyman, Town Attorney, presented the item.

Mayor Pro Tem Cavey asked if the property tax is permanent. Hyman stated the incremental property tax has a 25 year limit.

No public comment.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2025-061 as presented. The motion passed by a vote of:

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

QUASI JUDICIAL HEARINGS

Mayor Gray confirmed there is no conflict of interest and that the item was properly advertised.

[RES 2025-019](#)

Resolution Approving the Brickyard Urban Renewal Plan; Finding that the Brickyard Urban Renewal Area is a Blighted Area; Designating Such Area as Appropriate for an Urban Renewal Project Pursuant to the Brickyard Urban Renewal Plan; Finding that the Acquisition, Clearance, Rehabilitation, Conservation, Development, Redevelopment or a Combination Thereof of Such Area is Necessary in the Interest of the Public Health, Safety, Morals and Welfare of the Citizens of the Town of Castle Rock; and Amending Resolution No. 2013-29 Regarding the Composition of the Castle Rock Urban Renewal Authority (Continued from February 18, 2025)

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

Councilmember Dietz asked if the school board is required to be on the board. Hyman stated it is up to the school board to designate their member if they wish to be on the board.

Councilmember Davis inquired about the road from the rec center to Plum Creek. He asked if it would be widened. Vargish stated it is planned for four lanes when needed.

No public comment.

Moved by Councilmember Davis, seconded by Mayor Gray, to Approve Resolution RES 2025-019 as presented. The motion passed by a vote of:

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

ADDITIONAL ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[ORD 2025-018](#) **Ordinance Approving the Public Finance Agreement Between the Town of Castle Rock, CD-ACME LLC, Brickyard Metropolitan District No. 1, and the Castle Rock Urban Renewal Authority (First Reading)**

Mike Hyman, Town Attorney, presented the item.

Councilmember Dietz confirmed the tax is just within the URA until 2050.

No public comment.

Moved by Mayor Gray, seconded by Councilmember Davis, to Approve Ordinance ORD 2025-018 as presented. The motion passed by a vote of:

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

[ORD 2025-019](#) **Ordinance Amending Chapter 3.04, Article I of the Castle Rock Municipal Code by Providing for a Town Sales Tax Credit Against Certain Public Improvement Fees Paid at Brickyard (First Reading)**

Mike Hyman, Town Attorney, presented the item.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Bracken, to Approve Ordinance ORD 2025-019 as presented. The motion passed by a vote of:

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

ADDITIONAL QUASI JUDICIAL HEARINGS

[RES 2025-062](#) **Resolution Approving a Site Development Plan for Single-Family Residential Development within the Dawson Trails Planned Development (Dawson Trails Filing No. 2, Tracts O and H) [53.27 acres, located south of Territorial Road and west of Dawson Trails Boulevard]**

Mayor Gray confirmed there is no conflict of interest and that the item was properly noticed.

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

The applicant provided a presentation.

Councilmember Brooks inquired if they would consider condominiums. Jacobson stated they will have to see what happens with the legislation that passed.

Councilmember Davis asked if they are able to increase the size of the gazebo in the park to allow for events. Weeks stated they have larger community spaces planned later.

Mayor Gray asked about the planned buildout for single family homes. Jacobson feels it would be 2-3 years.

Citizens that addressed Council:

Christine inquired how many multi-family units. He stated there aren't any in this area. She inquired where the school is for this area. Gray stated they have land dedicated for a school. Gray stated only one out of the 13 in the Town required the school to give the land back to the developer if it won't be used.

Councilmember Davis stated the town is looking for townhouses and thanked them for adding those in there.

Moved by Councilmember Dietz, seconded by Councilmember Davis, to Approve Quasi-Judicial Resolution RES 2025-062 as presented. The motion passed by a vote of:

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

[ORD 2025-016](#) Ordinance Annexing to the Town of Castle Rock, Colorado, 533.445 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) (Continued from May 6, 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]

Mayor Gray read Ordinance 2025-016, Ordinance 2025-017, and Ordinance 2025-018 into the record that will be presented together but voted on separately.

Tara Vargish, Director of Development Services, presented the items. Councilmember Dietz asked Vargish to just present the information.

Mayor Pro Tem Cavey inquired if there is an area for a school. Vargish stated there is a public land dedication that can be parks, recreation or schools. The development agreement if the school doesn't request it for a school in 10 years,

then the developer can build parks and recreation uses or convey it to the town for parks and recreation uses.

Mayor Pro Tem Cavey is concerned about traffic. Vargish stated developer has to take care of their traffic impacts. Cavey stated they will need to put lights at some of the intersections and if CDOT will help. Vargish stated the developer is obligated to pay for half of the cost. Corliss stated that the light required at Crimson Sky will require the developer to pay for half of it, Terrain will pay for part of it, and the rest paid by the Town.

Councilmember Davis inquired about Prairie Street. Vargish stated they will evaluate that when they get the site development plan. Davis asked if they will have to widen Llgget and the bridge. Vargish stated it is proposed to be three lanes and the developer would have to pay their share.

Councilmember Dietz asked if itis too late to play catchup with traffic. He asked to better analyze traffic impact.

Mark Marlowe, Director of Castle Rock Water, provided information regarding water and wastewater treatment, and that they have planned for this area for be developed.

Councilmember Hollingshead joined the meeting at 9 pm.

Councilmember Bracken asked if Vargis realizes this is an annexation meeting and apologized for being scolded.

Councilment Davis asked if the traffic study will show the impact of Crimson being used as a cut through.

The applicant presented.

Motion at 9:30pm to extend the meeting until completed. Approved Unanimously.

Citizens that addressed Council:

Steve Snodgrass feels the Town should reduce the size of this development and provided documents labeled as Exhibit A.

Randy Reed, resident, as wsell as representing the HOA. He asked for additional time. The Mayor granted an additional two minutes.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Extend the meeting. The motion passed by a vote of:

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

Moved by Councilmember Brooks, seconded by Mayor Gray, to Approve Quasi-Judicial Ordinance ORD 2025-016 as presented. The motion passed by a vote of:

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

[ORD 2025-017](#) **Ordinance Approving the Initial Zoning for 533.445 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) (Continued from May 6, 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 Davis, to Approve Quasi-Judicial Ordinance ORD 2025-017 as presented.. The motion failed by a vote of:

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

[ORD 2025-020](#) **Ordinance Approving the Annexation and Vested Property Rights Development Agreement (Pine Canyon); and Vesting Site-Specific Development Plans through December 31, 2050 (First Reading)**
[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 Councilmember Brooks, seconded by Mayor Gray, to Approve Quasi-Judicial Ordinance ORD 2025-020 as presented. The motion passed by a vote of:

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

ADDITIONAL UNSCHEDULED PUBLIC APPEARANCES

ADJOURN

Meeting Adjourned at 10pm.

Submitted by Lisa Anderson, Town Clerk

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

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