



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, July 7, 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 Bracken, Councilmember Davis, Councilmember Brooks, Councilmember Dietz, Mayor Pro Tem Cavey, Mayor Gray

Not Present: 1 - Councilmember Hollingshead

PLEDGE OF ALLEGIANCE

COUNCIL COMMENTS

Mayor Gray commented on the 4th of July weekend even without fireworks.

Councilmember Bracken thought residents did well not lighting fireworks.

Councilmember Davis thanked the Town for setting up patriotic decorations and the band on Saturday night.

Councilmember Davis moved to dissolve the Design Review Board due to lack of meetings, and to have two members transfer to the Planning Commission. Councilmember Brooks seconded.

Councilmember Brooks feels this was brought forward because of logistics and that they do similar functions of the Planning Commission. He would like staff direction on a transition plan for members.

Mayor Gray does not feel it is appropriate to bring this up without discussing it first with Council and Design Review Board members.

Councilmember Bracken stated it wasn't discussed with him either. He does not support the motion and does not feel abolishing it would improve efficiency.

Councilmember Brooks requests staff looks at how some members could be moved into Planning Commission so that voice is retained. He stated that he gets the notices that the meetings are canceled and they meet very infrequently.

Mayor Gray feels the motion to dissolve the Design Review Board is inappropriate.

Councilmember Bracken stated the motion is not reflected in the second. He asked for Legal direction.

David Corliss, Town Manager, stated it could come back for a discussion item and an Ordinance to amend the code. He clarified that staff, Planning Commission or Town Council could decide on design items.

Councilmember Dietz stated members serve at the pleasure of Town Council and Town Council should make decisions as elected officials and that the Design Review Board was never meant to make those decisions. He is open to discussing it.

Councilmember Davis withdrew his motion and moved to bring back the item for discussion to bring back an Ordinance to dissolve the Design Review Board and how responsibilities would be shifted.

Councilmember Brooks commented on the fire danger in Colorado and recognizes and appreciates everyone showing their patriotism. Councilmember Brooks moved to hold an Executive Session to provide legal advise regarding a potential Town ordinance change.

Councilmember Dietz commented on the citizen police academy. He asked what do you want out of your community, how can you contribute, and to offer a positive solution to issues. He encouraged everyone to watch the fireworks show that was held in Washington DC.

Mayor Pro Tem Cavey thanked everyone for coming out to the events for the 4th of July. Ducky Derby was the weekend before and is for a really good cause. She thanked the Rotary for their work and donations to organizations in our community.

Moved by Councilmember Davis, seconded by Councilmember Brooks, to bring back an Ordinance to Town Council to potentially dissolve the Design Review Board as a discussion item. The motion passed by a vote of:

Yes: 4 - Cavey, Davis, Brooks, Dietz

No: 2 - Bracken, Gray

Moved by Councilmember Brooks, seconded by Councilmember Davis, to call an executive session at the next Council meeting to receive legal advice regarding a potential Town ordinance change. The motion passed by a vote of:

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

Not Present: 1 - Hollingshead

Mayor Gray read the proclamation into the record.

[APPT
2026-007](#)

Appointment: Youth Commission

Moved by Councilmember Dietz, seconded by Mayor Pro Tem Cavey, to Approve Appointment APPT 2026-007 as presented. The motion passed by a vote of:

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

UNSCHEDULED PUBLIC APPEARANCES

Susan McAfee, resident, said Happy Birthday America and thanked the brave men and women of the Castle Rock Police department. She recently participated in the Citizen Police Academy.

Cali Nichols, a neighboring County resident, voiced concerns over the impact of the four lane road project that split her agricultural property and the battery energy storage system that is planned to be built next to her property that conflicts with the agricultural and residential zoning.

TOWN MANAGER'S REPORT

[ID 2026-078](#)

Update: Calendar Reminders

David Corliss, Town Manager, presented updates.

[ID 2026-079](#)

Town-Initiated Annexation Update

[ID 2026-080](#)

Development Services Project Updates

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

[ID 2026-081](#)

Update: Quasi-Judicial Projects

TOWN ATTORNEY'S REPORT

Mike Hyman, Town Attorney, informed Council that they will be bringing forward a nuisance ordinance to address issues with health and safety.

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

[RES 2026-074](#)

Resolution Approving the Second Amendment to the Services

Agreement Between the Town of Castle Rock and Olsson, Inc., for the East Plum Creek Reach 5 Phase II Stabilization Supplemental Design, Bidding and Construction Services Project *[Located at the CR-1 Water Intake Diversion Structure]*

[RES 2026-075](#) **Resolution Approving the Town of Castle Rock 2026-2030 Community Development Block Grant Consolidated Plan and 2026 Annual Action Plan**

[MIN 2026-018](#) **Minutes: June 16, 2026 Town Council Meeting**

QUASI JUDICIAL HEARINGS

Mayor Gray confirmed there are no conflicts of interest and the items were published as required.

[RES 2026-076](#) **Resolution Approving a Request for the Demolition of the Building Located at 607 Sixth Street**

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

Citizens that addressed Council:

Luke Peach moved here four years ago, and thanked Council for all they do. They came to the quiet zone meeting, and it helped the quality of life for his family.

Moved by Councilmember Brooks, seconded by Councilmember Davis, to Approve Resolution RES 2026-076 as presented. The motion passed by a vote of:

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

[RES 2026-077](#) **Resolution Approving a Site Development Plan for Single-Family Residential Development within the Dawson Trails Planned Development (Dawson Trails Filing No. 2, Planning Area E2)**

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

The applicant represented by Jake Schroeder and Stacey Weaks presented the site development plan.

No citizen comment.

Moved by Councilmember Bracken, seconded by Councilmember Davis, to Approve Resolution RES 2026-077 as presented. The motion passed by a vote of:

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

ADVERTISED PUBLIC HEARINGS & DISCUSSION ACTION ITEMS

[DIR 2026-018](#) **Discussion/Direction: Drone Retail Delivery Regulations**

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

Councilmember Dietz inquired what our Home Rule authority is. Mike Hyman,

Town Attorney, stated they are currently researching that.

Councilmember Brooks asked if we need to enact a moratorium to allow time to look into it. David Corliss, Town Manager, suggest a moratorium or when we adopt regulations.

Councilmember Davis wanted to ensure someone could state their drone is a Walmart zone. Mayor Pro Tem Cavey stated the drones must be registered with the FAA.

Mayor Gray would like more information, how Police and citizens feel about it. He moves to have staff come back with an Ordinance for a maratorium for a period of time. Cavey second.

Councilmember Bracken brought up if other vendors want to start using drones.

Councilmember Brooks feels we don't need to rush and see what all the impacts may be. Retail sales are important revenue for the Town we should also consider along with air traffic control of other drones, and citizen privacy.

Mayor Pro Tem Cavey stated it is not simple as it seems, and that there needs to be a lot considered.

Moved by Mayor Gray, seconded by Mayor Pro Tem Cavey, directed staff to prepare an Ordinance addressing drone deliveries including a six-month moratorium. The motion passed by a vote of:

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

[ORD 2026-021](#) Ordinance Approving the Second Amendment to the 2026 Fiscal Year Budget by Making Supplemental Appropriations for the 2026 Fiscal Year (First Reading)

Trish Muller, Director of Finance, presented the item.

Councilmember Brooks inquired about some of the amendments, why they weren't already planned for, and if they should be budgeted for in 2027.

David Corliss, Town Manager, added that the work at the Cantril building is based on the design and they found more that had to be critically fixed on a 100-year old building. Corliss stated these costs would be from available resources. Matt Gohl, Assistant Town Manager, stated they did allocate funds for the western facade of the building, but their recommendation is to proceed with the entire area to take advantage of pricing and getting it all done at once.

Mayor Pro Tem Cavey confirmed that the line item for the School Resource Office program reflects revenue not an expense.

Mayor Gray inquired if we have a different estimate from the Cantril building than originally provided.

Councilmember Dietz asked to clarify where the revenue is coming from. Gohl stated the Cantril building is from the general fund from sales tax revenue.

No public comment.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Davis, to Approve Ordinance ORD 2026-021 as presented. The motion passed by a vote of:

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

RES 2026-078 Resolution Approving a Construction Contract Between the Town of Castle Rock and Sturgeon Electric Company, Inc., for Traffic Signal Construction at Founders Parkway and Crimson Sky Drive

Dan Sailer, Director of Public Works, presented the item.

No public comment.

Mayor Pro Tem Cavey feels it is not right that CDOT burdens our citizens with projects that they should be paying for.

Moved by Councilmember Brooks, seconded by Councilmember Dietz, to Approve Resolution RES 2026-078 as presented. The motion passed by a vote of:

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

RES 2026-079 Resolution Approving a Professional Services Agreement Between the Town of Castle Rock and Muller Engineering Company, for the 2026 Stormwater Master Plan Update *[within the Town Limits]*

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

Mayor Gray inquired about privately held ponds. Marlowe stated the Town could do the maintenance and repairs and charge them 1.25 times the cost, but they don't have the staffing to do that. Their staff of five takes care of 130 ponds of the Town, ditches, and inlets.

Mayor Pro Tem Cavey inquired about how to maintain private ponds. Marlowe stated they are looking at cost-effective ways to ensure the ponds are properly managed.

Moved by Mayor Pro Tem Cavey, seconded by Councilmember Dietz, to Approve Resolution RES 2026-079 as presented. The motion passed by a vote of:

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

**EXEC
2026-007**

Executive Session: Consider a motion to recess into executive session for the purpose of determining positions relative to matters

that may be subject to negotiations, developing a strategy for negotiations, and instructing the negotiators regarding the possible use by private parties of Town-owned property at the Dawson Trails development in southwest Castle Rock, all pursuant to C.R.S. § 24-6-402(4)(e). The Town Council meeting will not re-convene at the conclusion of the executive session.

Meeting adjourned at 8:04pm.

Submitted by Lisa Anderson, Town Clerk