



Castle Rock Water Commission Meeting Minutes - Final

David Hammelman, Chair
Tony Rathbun, Vice Chair
Angie Brown
Brian Gaddie
Ole Gjerde
KiKi Miller
Melanie Penoyar-Perez

Wednesday, February 26, 2025

6:00 PM

Castle Rock Water
175 Kellogg Ct., Bldg. 183
Castle Rock, CO 80109

This meeting is open to the public. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed. If you are unable to access any portion of these materials due to a disability as defined under Colorado House Bill 21-1110, please call us at 303-663-4440, email the Town’s accessibility team at accessibility@CRgov.com or submit an accommodation request form at CRgov.com/A11yRequest.

CALL TO ORDER / ROLL CALL

- Present** 5 - Chair David Hammelman, Vice Chair Tony Rathbun, Angie Brown, Brian Gaddie, and KiKi Miller
- Not Present** 2 - Melanie Penoyar-Perez, and Ole Gjerde
- Attendance** 9 - Mark Marlowe, Matt Benak, Roy Gallea, Scott Tait, Josh Hansen, Erin Evans, Erik Dam, Lauren Moore, and MaryJo Reese

COUNCIL UPDATE

Time was allowed for Mark Marlowe to share a council update.

DOUGLAS COUNTY WATER COMMISSION MTG. UPDATE

Mr. Marlowe shared an update on the Douglas County Water Commission meeting.

COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

ADMINISTRATIVE BUSINESS

[WC 2025-014](#)

**Approval of the January 22, 2025 Meeting Minutes
Town Council Agenda Date: NA**

I move to approve the Minutes as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2025-015](#)

Resolution Approving the 2025 Water Conservation Rebate

Program Budget and Increasing the ColoradoScape Conversion Rebate *[The entire Castle Rock Water Service Area]*

Town Council Agenda Date: March 4, 2025

- Mr. Schultz explained that CRW currently has four rebate programs in place:
- ColoradoScape Conversions replacing existing non-functional turf;
 - Toilet retrofit with an ultra-high-efficiency (UHE) 0.8 gallon per flush (GPF) unit;
 - Rotary nozzle replacement;
 - Whole Home Water Monitoring System (with automatic shut off)

Staff has suggested two changes to the current rebate programs. The changes are specific to the ColoradoScape conversion for removing non-functional turf and converting to a low water use design. The changes include:

- An increase in the rebate amount from \$2.50 per square foot to \$3.25 per square foot and
- Discontinue artificial/synthetic turf as an eligible landscape material as it does not promote the ColoradoScape design principles.

Mr. Schultz explained that the programs will continue to be funded with revenue generated from watering restriction violations and a portion of funds from the Block 4 surcharge rate. If the approved applications exceed the current budget, additional funds will be requested through a budget amendment that will go to Council in either the 1st quarter or 2nd quarter.

I move to recommend to Town Council approval of the Resolution as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

[WC 2025-016](#)

An Ordinance Approving Changes to the 2025 Water Use Management Plan (WUMP) *[Castle Rock Service Area]*

Town Council Agenda Date: March 4, 2025

Mr. Schultz explained that the Water Use Management Plan (WUMP) is a demand management tool that provides regulations and watering schedules as a way to encourage water conservation. In addition, the WUMP outlines a fee structure for watering violations. The purpose of the watering violations is to help cut down on watering at the wrong time or over watering during the peak irrigation season.

CRW staff are proposing changes to the residential violation surcharges. Below is the fee structure being proposed.

<u>Residential</u>	<u>Non-residential</u>
1st - Warning, no surcharge	1st - Warning, no surcharge
2nd - \$25 surcharge	2nd - \$100 surcharge*
3rd - \$75 surcharge	3rd - \$200 surcharge*
4th - \$150 surcharge	4th - \$400 surcharge*
5th - \$300 surcharge	5th - \$800 surcharge*
Subsequent - \$300 surcharge*	Subsequent - \$800 surcharge*

*Subject to service discontinuance
discontinuance

*Subject to service

Mr. Schultz also explained that the WUMP is the governing document for the watering schedule each year. The schedule is mailed to all residents and can be found on the crconserve.com website.

Commissioner Hammelman asked if the violation surcharges actual work to curb water use? Mr. Schultz explained that the goal of the Conservation team is always to educate residents first. Therefore, they feel comfortable not raising the rates too high until the 3rd violation.

I move to recommend to Town Council approval of the Ordinance as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

[WC 2025-017](#)

**An Ordinance Amending the Castle Rock Municipal Code by the Addition of a New Chapter 4.06 Regarding Plumbing Fixtures [The entire Castle Rock Water Service Area]
Town Council Agenda Date: March 4, 2025**

Mr. Schultz shared that CRW staff have been working on this item for about a year and are excited to bring these changes to Town Council. This Ordinance is a request to change the plumbing code to require the installation of ultra-high-efficiency (UHE) toilets for all new residential construction. He explained that UHE toilets are 0.8 gallons per flush (GPF) or less tank-type toilets. Mr. Schultz also explained that residential construction is considered any single-family style residence which can include homes, condos, apartments, and townhomes.

I move to recommend to Town Council approval of the Ordinance as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

[WC 2025-018](#)

**Resolution Approving a Third Amendment to the Plum Creek Water Purification Facility (PCWPF) Expansion Project Construction Agreement with Garney Companies, Inc. for Work Package Three [1929 Liggett Road Castle Rock, CO]
Town Council Agenda Date: March 4, 2025**

Mr. Schwarz explained that this is the third amendment (work package) for the Plum Creek Water Purification Facility (PCWPF) expansion project. This project will expand the treatment capacity from 6 to 12 million gallons per day (MGD). Work package #1 was awarded in May 2024 and was for the ordering of long lead time equipment packages. Work package #2 was awarded in July 2024 and was for the Ozone & pumping systems.

Work package #3 is for the remainder of the project and includes new masonry buildings for pretreatment basins and granular activated carbon (GAC) treatment, electrical and supervisory control and data acquisition (SCADA) work, two new solids handling lagoons and all remaining work items needed to complete the project.

Work package #3 budget is \$41,821,534 with a total project budget of \$64,443,732 which is within the initial guaranteed maximum price (IGMP) provided by Garney. The overall project completion is planned for Spring 2028.

I move to recommend to Town Council approval of the Resolution as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

[WC 2025-019](#)

**Resolution Approving the Purchase of a Vac Truck
Town Council Agenda Date: March 18, 2025**

This item was tabled due to not having all of the information.

[WC 2025-020](#)

**Resolution Approving a Construction Contract Between the
Town of Castle Rock and 53 Corporation, LLC for the East
Plum Creek Reach 5 Phase II Project [*East Plum Creek west of
the Plum creek Water Purification Facility*]
Town Council Agenda Date: March 18, 2025**

Mr. Dam reported that this project is to stabilize approximately 1,300 linear feet (LF) of stream channel. It is located just west of PCWPF. The project will include improving the wildlife habitat, maintenance access to CR-1 Diversion, water quality and flood control. This project will also help to protect an existing sanitary sewer interceptor and the regional trail crossing East Plum Creek.

The contractor selected for this project is 53 Corporation. The budget is \$2,512,797 plus a 10% contingency for a total authorization of \$2,764,077. The project will start in April 2025 with the completion in September 2025.

Commissioner Miller asked if Cottonwoods are still being allowed in riparian areas? Mr. Dam explained that CRW will be using Willows and is not sure about the use of Cottonwoods.

Commissioner Brown asked if this project will impact the availability of water from the Diversion during irrigation season? Mr. Dam explained that this would be taken into account during the planning/sequencing stage but for the most part it shouldn't affect it.

I move to recommend to Town Council approval of the Resolution as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

[WC 2025-021](#)

Resolution Approving a Construction Contract with ???? for the 2025 Denver Basin Aquifer Wells Rehabilitation and Pumping Equipment Replacement Project [Three wells within the Meadows, Founders, and Castle Oaks subdivisions] **DRAFT**
Town Council Agenda Date: March 4, 2025

Ms. Moore explained that this item is for the annual well rehab project. This year three Arapahoe Aquifer wells were selected CR-28R, CR-39 and CR-123. As part of this program wells are selected based on declines in production and the end of average life of the pump.

Applied Ingenuity was selected as the vendor. The budget for the project is \$670,574 plus a 10% contingency for a total authorization of \$737,631.40. The project is scheduled for the Spring 2025.

Commissioner Brown asked if this program is done by most utilities or is it unique to CRW? Ms. Moore explained that she is not sure if other utilities have an annual well maintenance program.

I move to recommend to Town Council approval of the Resolution as presented.

Yes: 5 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, and Miller

Not Present: 2 - Penoyar-Perez, and Gjerde

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS

[WC 2025-022](#)

AMI Program Update
Town Council Agenda Date: March 4, 2025

Ms. Bussey shared an update on the advanced metering infrastructure (AMI) program. She explained that meter reading started as a program that staff would walk around to read meters, staff then were able to drive around and read meters. With the AMI program, staff will be able to read meters through radio waves. At this time CRW staff are able to read 2/3 of customer meters this way. It is currently in the testing phase with the plan to be able to go live with the AMI system in April.

The AMI program will allow residents to see their own water use on a hour-to-hour timeframe. This will help residents and staff to see leaks more quickly. The goal is to have this information available by 2026.

[WC 2025-023](#)

Update on Tallgrass Project
Town Council Agenda Date: NA

Mr. Tait shared an update on the Tallgrass Project and what items have been accomplished to date.

[WC 2025-024](#)

Upcoming Town Council Items
Town Council Agenda Date: NA

This is a standing item that will be used to share information about projects that are being worked on at the time of the meeting but that staff doesn't have information ready yet.

COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.