



Castle Rock Water Commission Meeting Minutes - Final

Todd Warnke
John Wright
Bill Leung
Kathryn Gienger
David Hammelman
Tony Rathbun
Kevin McHugh

Wednesday, June 22, 2022

6:00 PM

Castle Rock Water
175 Kellogg Ct., Bldg. 171
Castle Rock, CO 80109

This meeting is open to the public and will be held in a hybrid format in accordance with Town Council Meeting Special Procedures During Declared Disasters. The in-person meeting will be held at 175 Kellogg Ct. Bldg. 171 Castle Rock CO 80104 or this meeting can be accessed online at: <https://crgov.webex.com/crgov/j.php?MTID=me624843318b68304946c9157eca959aa> the Meeting password: 5RYp4bP3CRg (57974273 from video systems) or phone in by calling (720) 650-7664, meeting code #24944683606##. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

MTID=me624843318b68304946c9157eca959aa the Meeting password: 5RYp4bP3CRg (57974273 from video systems) or phone in by calling (720) 650-7664, meeting code #24944683606##. Three or more Council members may also attend this meeting, during which the items listed herein will be discussed.

CALL TO ORDER / ROLL CALL

- Present** 6 - Chair Todd Warnke, John Wright, David Hammelman, Tony Rathbun, Commissioner Bill Leung, and Commissioner Kathryn Gienger
- Not Present** 1 - Kevin McHugh
- Attendance** 8 - Caryn Johnson, Mark Marlowe, Tim Friday, Nichol Bussey, Matt Benak, David Van Dellen, Paul Rementer, and MaryJo Woodrick

COUNCIL UPDATE

Time was allowed for Council Member Johnson to share an update on Town Council items.

COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

ADMINISTRATIVE BUSINESS

[WC 2022-047](#)

**Introduction of New Water Commission Board Members &
Selection of Chair and Vice Chair**
Town Council Agenda Date: NA

Commissioner Warnke welcomed and introduced two of the new board members and had them share a little about themselves. The returning Commission members and staff also introduced themselves.

Commissioner Warnke asked for nominations for the Chair and Vice Chair

position for the 2022-2023 Water Commission.

Bill Leung moved to appoint Todd Warnke as the Chair and John Wright as the Vice Chair for 2022-2023.

Yes: 6 - Chair Warnke, Wright, Hammelman, Rathbun, Commissioner Leung, and Commissioner Gienger

Not Present: 1 - McHugh

[WC 2022-048](#)

**Approval of the May 25, 2022 Meeting Minutes
Town Council Agenda Date: NA**

It was moved by Kathryn Gienger and seconded by Bill Leung to approve the meeting minutes for the May 25, 2022 meeting as written. The motion passed 5-0-1 Tony Rathbun Abstained.

Yes: 5 - Chair Warnke, Wright, Hammelman, Commissioner Leung, and Commissioner Gienger

Not Present: 1 - McHugh

Abstain: 1 - Rathbun

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2022-049](#)

**Resolution Approving a Purchase Agreement between the Town of Castle Rock and Roxborough Water and Sanitation District for Water Rights and Other Infrastructure (*Location: Northern and Central Douglas County*)
Town Council Agenda Date: July 19, 2022**

Mr. Benak explained that at this time Roxborough is willing to sell certain infrastructure capacity and water rights to the Town of Castle Rock. As part of the agreement Castle Rock Water (CRW) will acquire full ownership, capacity, and rights to the Bell Mountain wells (not including the portion owned by the Town of Lochbuie), Roxborough's capacity in the Ravenna Pipeline, Castle Rock Reservoir No. 1 and Plum Creek Diversion as well as Roxborough's interest in the Meadow Ditch water rights. In return Roxborough will receive raw water delivered through the Ravenna Pipeline exclusively for irrigation of the Ravenna Golf Course at a maximum amount of 220 acre feet per year (AF/yr).

Currently Roxborough owns 4.5% (1.8 cubic feet per second [cfs] of 40 cfs), capacity within the Plum Creek Diversion, 100 AF of 240 AF within Castle Rock Reservoir No. 1, and 23.53% of the Ravenna Pipeline capacity. As part of this agreement CRW would also acquire Roxborough's 75% interest in the water rights associated with the Meadows Ditch on Indian Creek. The water has an 1866 appropriation date, and there are no downstream water rights on

Indian Creek or Plum Creek with a higher seniority.

The purchase price is \$2,273,000.

Commissioner Gienger asked for clarification on whether we are currently supplying raw water to Ravenna Golf Course or will this be a new agreement. Mr. Benak explained that we currently supply the water and that this is not a new agreement.

Commissioner Hammelman asked if this was different water than drinking water since it is used for irrigation? Mr. Marlowe explained that it is all part of the same system but that it is not treated water.

Commissioner Gienger asked if this would have to go to water court and would it make a change to the amount of water that CRW received? The team explained that it will need to go to water court for a minor change in how the water is administered.

John Wright moved to recommend Town Council approval of the Resolution as presented. David Hammelman seconded the motion. Passed unanimously 6-0.

Yes: 6 - Chair Warnke, Wright, Hammelman, Rathbun, Commissioner Leung, and Commissioner Gienger

Not Present: 1 - McHugh

[WC 2022-050](#)

**Resolution Approving the 2022 town of Castle Rock/Centennial Water & Sanitation District Spot Water Lease Agreement [Chatfield Reservoir, Douglas County]
Town Council Agenda Date: July 5, 2022**

Mr. Benak shared that this is a continuation of an agreement with Centennial Water & Sanitation Dist.(Centennial) for a water lease from 2021. This is an exchange agreement where water would be released from the Town's Chatfield Reservoir Storage account into the Centennial's Chatfield Reservoir storage account. The release would occur between July 6, 2022 and December 31, 2022. The cost is \$355 per AF for the water with a minimum lease of 200AF. The initial payment of \$71,000 will be received within 30 days from the approval of the agreement. The potential revenue for this lease is up to \$355,000.

Kathryn Gienger moved to recommend Town Council approval of the Resolution as presented. Tony Rathbun seconded the motion. Passed unanimously 6-0.

Yes: 6 - Chair Warnke, Wright, Hammelman, Rathbun, Commissioner Leung, and Commissioner Gienger

Not Present: 1 - McHugh

[WC 2022-051](#)

Resolution Approving a Construction Agreement between the Town of Castle Rock and Contractor, for the Covy Court Stormwater Improvements Project [1795-1819 Covy Court]
Town Council Agenda Date: July 19, 2022

Mr. Van Dellen explained that the purpose of this project is to replace the existing surface drainage swale system with an underground storm sewer pipe and manholes on Covy Court. This will eliminate frequent overtopping of the swales that has caused damage to the open space and concrete trail in that area.

CRW Staff had the bid opening earlier in the week and received 3 competitive bids. 53 Corp was selected as the contractor. The contract amount is for \$698,530 plus a 10% contingency of \$69,853.00 for a total project authorization of \$768,383. This project is scheduled for completion by November 2022.

Commissioner Gienger asked if this was a planned project or if it was a new project that has been added? Mr. Van Dellen explained that this was not originally in the plan of projects for 2022 but due to concerns from staff this project was added.

John Wright moved to recommend Town Council approval of the Resolution as presented. Bill Leung seconded the motion. Passed unanimously 6-0.

Yes: 6 - Chair Warnke, Wright, Hammelman, Rathbun, Commissioner Leung, and Commissioner Gienger

Not Present: 1 - McHugh

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS

[WC 2022-052](#)

5 Year Financial Plan
Town Council Agenda Date: NA

Mr. Rementer shared a presentation on the 5 Year Financial Plan that will be used to develop recommended rates and fees for 2023. He went through many aspects of the plan that will impact rates and fees for 2023 including:

- Construction Costs
- Labor Costs
- Energy Costs
- Growth Estimates
- Supply Chain

[WC 2022-053](#)

Proclamation Smart Irrigation Month
Town Council Agenda Date: July 5, 2022

Mr. Marlowe explained that July is Smart Irrigation Month which is an initiative to increase awareness of the value of water use and the growing demand for water-saving products, practices and services.

[WC 2022-054](#)

**Update on the Pine Canyon Amended Site Location
Application**

Town Council Agenda Date: NA

Mr. Marlowe shared the letter that the Town of Castle Rock sent to Colorado Department of Public Health and Environment (CDPHE), regarding the Pine Canyon Amended Site Location application, outlining concerns about the application.

[WC 2022-055](#)

Update on Drought Conditions

Town Council Agenda Date: June 6, 2022

Mr. Marlowe gave a presentation on the current drought conditions for Castle Rock, Douglas County and statewide.

[WC 2022-056](#)

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.

Mr. Marlowe explained that staff will be taking an item to Town Council requesting approval for additional night work and street closures for the Craig & Gould North project. Once the timeline and Memo have been created, Mr. Marlowe will share with Water Commission.

COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.