



Castle Rock Water Commission Meeting Minutes - Draft

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

Wednesday, March 26, 2025

6:00 PM

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

This meeting is open to the public and will be held in a hybrid format in accordance with Town Council Electronic Participation, Connected, and Hybrid Meeting Policy. The in-person meeting will be held at 171 Kellogg Ct. Castle Rock CO 80109 or this meeting can be accessed online at: <https://crgov.webex.com/crgov/j.php?MTID=mbc1cd2335529825a9b60f9ce00f0361f> the Meeting password: CRWCmtg32625

(27926843 from video systems) or phone in by calling (720) 650-7664, meeting code 2497 374 9313. One 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 David Hammelman, Vice Chair Tony Rathbun, Brian Gaddie, KiKi Miller, Melanie Penoyar-Perez, and Ole Gjerde

Not Present 1 - Angie Brown

Attendance 7 - Mark Marlowe, Mike Hyman, Nichol Bussey, Roy Gallea, Josh Hansen, Matt Benak, and MaryJo Reese

COUNCIL UPDATE

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

COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

DOUGLAS COUNTY WATER COMMISSION MTG UPDATE

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

ADMINISTRATIVE BUSINESS

[WC 2025-025](#)

Update on Water Commission Open Positions & Interview Process

Town Council Agenda Date: May 20, 2025

Mr. Marlowe shared that all Boards & Commissions Appointments are coming up in May. At this time the Water Commission will have five open seats. Commissioners Hammelman, Penoyar-Perez, Miller and Gaddie are up for re-appointment. Commissioner Miller shared that she would not be seeking

re-appointment due to some life changes. Commissioner Brown will also be leaving the Board due to life changes.

Applications will be accepted from April 1st to April 28th with interviews being held on May 13th.

[WC 2025-026](#)

**Approval of the February 26, 2025 Meeting Minutes
Town Council Agenda Date: NA**

I move to approve the Minutes as presented.

Yes: 4 - Chair Hammelman, Vice Chair Rathbun, Gaddie, and Miller

Not Present: 1 - Brown

Abstain: 2 - Penoyar-Perez, and Gjerde

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2025-027](#)

**Resolution Approving the Purchase of a Vac Truck
Town Council Agenda Date: April 15, 2025**

Mr. Marlowe explained that CRW staff utilize two Vac-Con trucks, and one is at its end of life. Staff are looking to replace the oldest one with the purchase of a new one. Staff looked at four different manufacturers and decided that OJ Watson, who offered the Freightliner Vac-Con V312, was the best value for the Town. The cost of the new vehicle will be \$599,228. The funds for this will come from the Vehicle Replacement Program, \$481,684 and Carry Forward Budget, \$255,985. Commissioner Hammelman asked if this is an item that would have a long lead time? Mr. Marlowe explained that there is a vehicle currently ready for purchase. Commissioner Gjerde asked what will happen to the old Vac-Con truck? Mr. Marlowe explained that it will be sold for salvage, and the funds will return to the CRW budget.

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

Yes: 6 - Chair Hammelman, Vice Chair Rathbun, Gaddie, Miller, Penoyar-Perez, and Gjerde

Not Present: 1 - Brown

[WC 2025-028](#)

**Resolution Approving Change Order 6 with HEI Civil for
Castle Rock Reservoir No. 1 & 2 Construction [Sedalia,
Colorado]
Town Council Agenda Date: April 1, 2025**

Mr. Hansen explained that the purpose of this item is to ask for an additional 2.5% contingency to finish up the project. He also explained that Phase 1 has been completed, and Phase 2 is ready to begin.

The reason for the additional costs includes:

- Property rights limitations that prevented the use of property locations for disposal of

- unusable material and borrow of needed material
- Post-bid design revisions (including CRR2 access ramp and reservoir piping)
- Earthwork and County permitting revisions for unforeseen bedrock and dam foundation conditions encountered
- An additional 232 contract days requested due to the challenges they met

The project is scheduled for substantial completion in January 2026 and final completion by April 2026. Both reservoirs should be ready and available for the 2026 peak season.

The original contract was for \$26,490,159 with a 5% contingency of \$1,324,508. The additional 2.5% contingency being requested is \$662,254 for a total project cost of \$28,476,921.

Commissioner Rathbun asked what the original completion date was? Mr. Hansen explained that it was August 2025.

Commissioner Hammelman asked if the additional time will be an issue for the peak flow season? Mr. Gallea explained that there is water available (372 AF) if needed. Mr. Marlowe also explained that from August 2025 to April 2026 Castle Rock will be out of irrigation season.

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

Yes: 6 - Chair Hammelman, Vice Chair Rathbun, Gaddie, Miller, Penoyar-Perez, and Gjerde

Not Present: 1 - Brown

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS

[WC 2025-029](#)

Proclamation: Mayor's Challenge supporting April as Water Conservation Month

Town Council Agenda Date: 1st Reading March 18th, 2nd Reading April 1st

Mr. Marlowe explained that each year April is dedicated as Water Conservation Month and each year Town Council proclaims this, in an effort to remind residents of the importance of water conservation.

[WC 2025-030](#)

Update on Escavera Sewer Line

Town Council Agenda Date: April 1, 2025

Mr. Marlowe shared that this item will be talked about as part of the Executive Session.

[WC 2025-031](#)

Economic Indicators of our Customers

Town Council Agenda Date: NA

Ms. Bussey shared a presentation on economic indicators and special programs

and charges for CRW customers.

[WC 2025-032](#)

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 reported that we have three additional items that will probably go to Town Council prior to our next meeting. The items are:

- Resolution Approving an Amended and Restated IGA with Parker Water for the Newlin Gulch Aqueduct No. 2
- Resolution Approving a Spot Water Lease Agreement with Dakan Ranch II LLC
- Resolution Approving an Amended Intergovernmental Agreement with Dominion Water

Mr. Marlowe will share the Staff Reports once they are ready.

COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.

[WC 2025-033](#)

Executive Session: 1) Matters Relating to the Platte Valley Water Partnership Fremont Butte Reservoir Land Purchase, and 2) Receiving Legal Advice on Questions Related to Sewer Infrastructure

Town Council Agenda Date: April 1, 2025

I move to adjourn to Executive Session.

Yes: 6 - Chair Hammelman, Vice Chair Rathbun, Gaddie, Miller, Penoyar-Perez, and Gjerde

Not Present: 1 - Brown