



Castle Rock Water Commission Agenda - Final

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

Wednesday, March 27, 2024

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 Electronic Participation, Connected, and Hybrid Meeting Policy. The in-person meeting will be held at 1929 Liggett Rd. Castle Rock CO 80109 or this meeting can be accessed online at:

<https://crgov.webex.com/crgov/j.php?MTID=m8aa4ca953c4d694c8f0d2839fba77694> the Meeting password: Mar27CRWC (62727279 from video systems) or phone in by calling (720) 650-7664, meeting code 2499 568 0831. One or more Council members may also attend this meeting, during which the items listed herein will be discussed.

A tour of the PCWPF will be offered from 6:00 pm to 6:30 pm with the regular meeting beginning at 6:30 pm.

6:00 pm CALL TO ORDER / ROLL CALL

COUNCIL UPDATE

COMMISSION COMMENTS

DOUGLAS COUNTY WATER COMMISSION UPDATE

ADMINISTRATIVE BUSINESS

1. [WC 2024-020](#) Approval of the February 28, 2024 Meeting Minutes

Attachments: [Attachment A: Feb 28, 2024 Meeting Minutes](#)

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

2. [WC 2024-021](#) Resolution Approving a Purchase and Sale Agreement with Ranchview Investments, LLC for their interest in the Meadow Ditch Water Rights [along Indian Creek in northwest Douglas County]
3. [WC 2024-022](#) Resolution Approving an Intergovernmental Agreement for the Construction of a WISE Pump Station at Parker Water & Sanitation District [PWSD's Rueter-Hess Water Purification Facility in Parker, Colorado]

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS

4. [WC 2024-023](#) Resolution Approving an Amended Agreement between the Town of Castle Rock and Douglas County for the Hwy 85 Wastewater Project
5. [WC 2024-024](#) Resolution Approving an Amended Agreement between the Town of Castle Rock and Dominion Water & Sanitation Dist. for the Hwy 85 Wastewater Project
6. [WC 2024-025](#) Resolution Approving a Purchase Agreement for the Lost Canyon Property - Including the Water Rights
7. [WC 2024-026](#) 2024 Rates & Fees Timeline and Deliverables
8. [WC 2024-027](#) Resolution Approving a Service Agreement between the Town of Castle Rock and XXXX for the Front Street Downtown Connection, RWRWTC Pump Upgrades, and Liggett Road Pipe Upsize Projects [Located in various locations throughout Castle Rock, CO]

Attachments: [Attachment B: Location Map for Front St.pdf](#)
 [Attachment C: Location Map for Liggett Rd .pdf](#)
9. [WC 2024-028](#) 2024 ColoradoScape Contest
10. [WC 2024-029](#) Proclamation: Mayor's Challenge Supporting April as Water Conservation Month

Attachments: [Attachment A: Proclamation.pdf](#)
11. [WC 2024-030](#) Update on Water Commission Open Positions & Interview Process
12. [WC 2024-031](#) Upcoming Town Council Items

COMMISSIONER MEETING COMMENTS



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 1. **File #:** WC 2024-020

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water

Approval of the February 28, 2024 Meeting Minutes
Town Council Agenda Date: NA

Executive Summary

Attached are the meeting minutes for the February 29, 2024 Water Commission Board meeting.

Proposed Motion

"I move to recommend to approve the Minutes as presented"

Attachments

Attachment A: February 28, 2024 Meeting Minutes



Castle Rock Water Commission Meeting Minutes

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

Wednesday, February 28, 2024

6:00 PM

CRW Admin & Customer Service Bldg.
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 the CRW Admin & Customer Service Bldg. 171 Kellogg Ct. Castle Rock CO 80109 or this meeting can be accessed online at: <https://crgov.webex.com/crgov/j.php?MTID=m1098a5dda2249a3713e7278214e89902> the Meeting password: Feb28CRWC (33228279 from video systems) or phone in by calling (720) 650-7664, meeting code 2497 296 8539. One or more Council members may also attend this meeting, during which the items listed herein will be discussed.

CALL TO ORDER / ROLL CALL

Guests: Clark Hammelman, Chuck Kocher
Angie Brown joined the meeting remotely at 7:26 p.m.
Kiki Miller and Mark Marlowe attended the meeting remotely

Present 5 - Chair David Hammelman, Angie Brown, Brian Gaddie, KiKi Miller, and Cortland Wolfe

Not Present 2 - Vice Chair Tony Rathbun, and Melanie Penoyar-Perez

Attendance 8 - Jason Gray, Mark Marlowe, David Van Dellen, Nichol Bussey, Matt Benak, Paul Rementer, Rick Schultz, and Melinda Pastore

COUNCIL UPDATE

Time was allowed for Mayor Jason Gray to share a council update.

COMMISSION COMMENTS

Time was allowed for commissioner comments.

DOUGLAS COUNTY WATER COMMISSION MTG. UPDATE

Mr. Clark Hammelman presented an overview of the Douglas County Water Commission, including members, commission goals and objectives, and actions taken to-date. The commission is charged with developing a 2050 Comprehensive Water Plan, building on the solid foundation and service of each of their water provider partners and water stakeholders in the community.

ADMINISTRATIVE BUSINESS

[WC 2024-009](#) Approval of the January 24, 2024 Meeting Minutes

I move to approve the minutes as presented.

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2024-010](#)

Resolution Approving a Purchase Agreement between the Town of Castle Rock and Plum Creek Trust

Castle Rock Water (CRW) is seeking recommendations to council for approval of two resolutions:

- 1) A purchase and sale agreement with Plum Creek Trust (PCT) for a 145 acre parcel near Sedalia, Colorado, upon which current and future CRW infrastructure resides and is being constructed; and
- 2) A Water Service Agreement with PCT which describes how Castle Rock will service a potential future development on lands adjacent to the 145 acre parcel.

Mr. Van Dellen provided an introduction. The key issue with the Plum Creek Trust acquisition is that CRW has over \$100M invested in the property at the Plum Creek Diversion and it's very important that we acquire this property and secure it. Mr. Benak presented this item. CRW purchased the water infrastructure and easement for the infrastructure on 118 acres in 2017. This is a very important piece of infrastructure for us to buy, because it gives us the ability to capture our fully renewable water.

Key terms of each agreement are as follows:

- 1) Purchase and Sale Agreement
 - a. Castle Rock will pay \$2,269,794 for the 145-acre parcel.
 - b. All non-renewable groundwater underneath the parcel will be transferred to Castle Rock as part of the purchase.
 - c. All mineral rights under the property will be transferred to Castle Rock as part of the purchase.
 - d. Both parties agree to work with each other for easements that may be needed going forward at no cost to the other party.
 - e. The purchase is contingent on a Water Service Agreement to serve surrounding property owned by the seller.
 - f. Closing this purchase agreement will essentially eliminate a 100 acre foot per year water service commitment to United Water and Sanitation District (United) associated with the property from our 2017 purchase of the United assets, including the original 118 acre water infrastructure easement.
- 2) Water Service Agreement
 - a. Castle Rock Water agrees to be the retail water and sewer

- provider for the PCT development, which could have up to a maximum of 600 housing units.
- b. All non-renewable groundwater under the 145-acre parcel and the developable acres will be dedicated to the Town and be credited towards meeting the Town’s water dedication code requirements. This consists of approximately 397 acre-feet (AF) of non-renewable groundwater.
 - c. Castle Rock Water will agree to let PCT purchase “cash in lieu” groundwater credits for any additional credits needed for the development.
 - d. Castle Rock agrees to share the savings from the 100-acre foot water commitment to United that goes away and use some additional savings to reimburse for additional valuable property around the 118-acre water infrastructure easement, taking the total property interests to 145 acres. In total a 90 AF credit towards renewable water dedication requirements will be provided.
 - e. Castle Rock Water will allow PCT to sign an option agreement to purchase credits for any additional renewable water required for the property through expansion of one of Castle Rock’s existing renewable water projects.
 - f. Castle Rock Water will charge a 10% extraterritorial surcharge on all rates and fees associated with providing service to the property.
 - g. PCT will be responsible for all costs associated with extending services to the property to be served as well as all infrastructure within the property consistent with Castle Rock’s approach to any development.
 - h. Castle Rock Water will provide a “Will Serve Letter” consistent with the requirements of Douglas County for PCT to use in getting entitlements and zoning from Douglas County.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

[WC 2024-011](#) Resolution Approving the 2024 Water Use Management Plan (WUMP) [Castle Rock Service Area]

Mr. Schultz presented this item. The Water Use Management Plan (WUMP) is a demand management tool that identifies regulations and watering schedules as a method to encourage water conservation during peak irrigation demand and throughout the year. For 2024, only minor administrative changes are suggested

and no substantial content changes are being proposed.

Chair Hammelman asked why the Conservation Division discontinued offering winterization classes. Mr. Schultz explained that in 2023 staff made the decision to not continue offering this course, as it is not conservation related. They were offering the course as a community service. At Water Wiser classes, staff has been asking residents if there is any interest in the winterization course and there has been some interest. If the interest becomes strong, they may resume the classes.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

[WC 2024-012](#)

An Ordinance Approving the Proposed Changes to the Landscape and Irrigation Criteria Manual [Entire Castle Rock Service Area]

Mr. Schultz presented this item. The Landscape and Irrigation Criteria Manual is a key document that helps Castle Rock meet its long-term water efficiency goals. The manual outlines landscaping and irrigation criteria which reduce water waste, improve watering efficiency and supports landscapes that are native and regionally adaptive in a ColoradoScape design. The major changes to the Landscape and Irrigation Criteria Manual being proposed are:

- Concepts, formulas, and terminology related to Composite Landscape Water Use Rating (CLWUR) and Landscape Water Use Rating (LWUR) were removed.
- Several definitions were deleted and updated.
- The term head-to-head coverage was added regarding irrigation systems.
- The requirement for a Registered Landscape Professional to be present during all scheduled inspections was outlined.
- In regards to soil evaluations, the element Nitrogen was removed due to its mobility in soil.
- Surety amounts not specifically addressed in the Subdivision Improvement Agreement (SIA) or Property Improvement Agreement (PIA), will be determined as a percentage of the owner’s landscape and irrigation construction contract for items incomplete as determined by the approved plans. These percentages were updated to reflect the existing Municipal Code, as follows: Bond - 100% of the owner’s landscape and irrigation construction contract; Letter of credit: 75% of the owner’s landscape and irrigation construction contract; and Cash/Escrow: 65% of the owner’s landscape and irrigation construction contract.
- The statement that native areas shall be maintained in a manner consistent with native or regionally adapted vegetation that differs from

maintenance practices of traditional grass was added.

- In irrigation system design, master valves are now required in residential applications.
- Native grasses were included in section 4.6.3, Turf, Woody Plants, Native Grasses, and Fertilization.
- In parking lot requirements, the minimum irrigated area increased by one (1) foot. The minimum irrigable area is four (4), consistent with Town requirements.
- In design requirements, the need for home builders to design the front and backyard was outlined.

Chair Hammelman asked how it is determined how often the manual needs to be updated. Mr. Schultz replied that staff looks at it annually, and at that time it is determined if there is a need. Some of the reasons the manual may need to be updated are if the market changed or if we are receiving feedback from our stakeholders that something needs to be changed. Mr. Schultz said we are seeing very good compliance.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

[WC 2024-013](#)

Resolution Approving a Water Lease Agreement between the Town of Castle Rock and Turnpike, LLC. [Weld County, CO]

Mr. Van Dellen introduced the four agricultural water lease agreement renewals on the agenda and Mr. Benak presented them. All are in Weld County, in the Lost Creek area. Turnpike, LLC wishes to lease up to 650 acre-feet (AF) at a rate of \$43.60 per AF, which could amount to \$28,340.00 in revenue. This is a one-year lease.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

[WC 2024-014](#)

Resolution Approving a Water Lease Agreement between the Town of CastleRock and H&H Farms [Weld County, CO]

H&H Farms wishes to lease up to 275 AF at a rate of \$43.60 AF, which could amount to \$11,990.00 in revenue. This is a one-year lease.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

[WC 2024-015](#) Resolution Approving a Water Lease Agreement between the Town of Castle Rock and Dove Meadow Dairy Inc. [Weld County, CO]

Dove Meadow Dairy, Inc. wishes to lease up to 125 AF at a rate of \$43.60 per AF, which could amount to \$5,450.00 in revenue. This is a one-year lease.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

[WC 2024-016](#) Resolution Approving a Water Lease Agreement between th Town of Castle Rock and Ruppel Farms, LLC. [Weld County, CO]

Ruppel Farms, LLC wishes to lease up to 525 AF at a rate of \$43.60 per AF, which could amount to \$22,890.00 in revenue. This is a one-year lease.

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

Yes: 4 - Chair Hammelman, Gaddie, Miller, and Wolfe

Not Present: 3 - Vice Chair Rathbun, Brown, and Penoyar-Perez

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS

[WC 2024-017](#) 2023 Budget Recap and 2024 Capital Improvement Plan (CIP)

Mr. Rementer presented this item. The 2023 revenues were at -\$6.3M (-7.7%). The revenue drivers were system development fees at -\$7.2M (-24.7%), charges for service were -\$3.4M (-7.1%), and investment earnings were +5.9M (+831%). The investment earnings are managed by the Town and money was moved to different areas with higher interest. Expenses were down at -\$82.8M (-47.5%). Expense drivers were capital at -\$72.7M (-60.5%) and operating expenses at -\$7.8M (-18.1%).

Mr. Rementer said that System Development Fee (SDF) revenues are driven mostly by residential permits. Our 2023 budget was based on 1,100 permits; however, the 2023 actual was 402 permits vs. 687 in 2022 (-41% compared to 2022). The 2023 budget for SDF revenue was \$29.3M, and the actual was \$22.0M. Mr. Rementer also reviewed residential consumption, metered water sales, operating expenses, and capital expenses.

[WC 2024-018](#) PFAS CERCLA Liability Exemption for Water and Wastewater Utilities

Mr. Van Dellen informed the commission that the Environmental Protection Agency is moving forward with new rules that would classify PFAS forever

chemicals as hazardous waste. Last week council acted on a letter that Mr. Marlowe presented and recommended. This is to support a bill that is at the U.S. legislature ensuring that water and wastewater service providers are not the ones held liable and responsible for the treatment or disposal costs associated with PFAS. Those who are generating the chemicals and the polluters are the ones who would be held responsible for hazardous waste clean-up in the future. Council supported this and Castle Rock is banded together with other agencies, such as Aurora water, to send this message up to our Senators in an effort to get their support of the bill.

Commissioner Wolfe asked if we know who is generating the chemicals. Mr. Van Dellen responded that it is companies like DuPont and 3M, and the commission may recall that we entered into a class action lawsuit against those organizations and we're hoping to be able to secure some funding through that lawsuit to help reimburse some of the costs that we're incurring related to PFAS.

[WC 2024-019](#)

Upcoming Town Council Items

Mr. Van Dellen presented this informational update, which is designed to give the commission a preview of time critical items that may need to go to council prior to review at a commission meeting. Items for this month include:

- 1) Resolution approving the contractor guarantee maximum price construction management agreement between the Town of Castle Rock and Archer Construction for the Highway 85 Wastewater Project.
- 2) Resolution approving an amended agreement between the Town of Castle Rock and Douglas County for the Highway 85 Wastewater project.
- 3) Resolution Approving an amended agreement between the Town of Castle Rock and Dominion Water and Sanitation District for the Highway 85 Wastewater Project.

COMMISSIONER MEETING COMMENTS

Time was allowed for commissioner comments.

Mr. Van Dellen announced that next month's meeting will be held at the Plum Creek Water Purification Facility (PCWPF) at 5:00 p.m., followed by a tour.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 2. **File #:** WC 2024-021

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water
Matt Benak, P.E., Water Resources Manager

Resolution Approving a Purchase and Sale Agreement with Ranchview Investments, LLC for their interest in the Meadow Ditch Water Rights [along Indian Creek in northwest Douglas County] **DRAFT**

Town Council Agenda Date: April 16, 2024

Executive Summary

Castle Rock Water (CRW) staff request Town Council approval of a Resolution approving a Purchase and Sale Agreement between the Town of Castle Rock and Ranchview Investments, LLC for their 25% interest in the Meadow Ditch Water Right and appurtenances. As part of a purchase and sale agreement the Town completed with Roxborough Water and Sanitation District (Roxborough) in July 2023, the Town acquired the 75% interest in the Meadow Ditch Water Right and desires to purchase the remaining interest in this water right.

The purchase price is \$828,000 and includes all of Ranchview’s interest in the Meadow Ditch water right, Lambert Reservoir No. 3 and all associated easements and agreements, including those that may be held by Valley Development Group, LLC. CRW will put up \$20,000 earnest money towards the purchase within ten days after the agreement is executed.

The Meadow Ditch water has an 1866 appropriation date and there are no downstream water rights on Indian Creek or Plum Creek with a higher seniority. According to our water rights engineering consultant, this 25% interest in the water right may yield an average of 20.7 acre feet (AF) annually. With these two water rights combined, the yield is approximately 71 AF per year, on average. If we include the reusability of these water rights (all 71 AF), the total expected yield could be high as 135 AF.

Senior surface water rights in close proximity to Castle Rock that are available to acquire are rare and valuable. While an additional 20.7 AF of water may not sound like much, it is enough water to supply approximately 60 or more homes in Castle Rock. As this water would be used multiple times in the municipal system (i.e. used to extinction), the real yield is more like 39 AF per year. An added benefit of the Town acquiring the remaining interest in the Meadow Ditch Water Right is that it allows Castle Rock to control the operation of the historic Lambert Reservoir along Indian Creek where the Town could construct a small volume forebay, pump station and pipeline to transfer the water to

Item #: 2. File #: WC 2024-021

Castle Rock Reservoir Nos. 1 and 2 which will then eventually be pumped to the Town's Plum Creek Water Purification Facility (PCWPF) for treatment and use by our customers.

These water rights have a number of key benefits and there are multiple important reasons for CRW to own these rights:

1. These water rights are relatively close to Castle Rock.
2. Castle Rock already owns a 75% interest in these rights.
3. They have a very high seniority, and Castle Rock currently does not have many senior water rights.
4. CRW has most of the infrastructure in place to put the water rights to immediate use.
5. The cost is very competitive with other very senior water rights Castle Rock has pursued.
6. We do not want other water providers or water speculators to purchase these water rights and build infrastructure along Plum Creek which may interfere with the operation of our infrastructure.
7. CRW has already invested approximately \$47 million in infrastructure and water rights within the Chatfield corridor with another \$100 million planned over the next 10 to 15 years.

Budget Impact

The purchase price for the remaining Meadow Ditch water rights is \$828,000. Funding for the purchase of these water rights will come from the 2024 Water Resources Fund/Water Rights Acquisition project budget (Account Number 211-4375-443.75-47, Project Code WR OWR) which has a budget of \$2,500,000.

Staff Recommendation

Staff and CRW Commission recommend that Town Council approve the Resolution approving the Purchase and Sale Agreement with Ranchview Investments, LLC.

Proposed Motion

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

Attachments

Attachment A: Resolution (Not Attached)
Exhibit 1: Agreement (Not Attached)
Attachment B: Location Map (Not Attached)



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 3. **File #:** WC 2024-022

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water
Matt Benak, P.E., Water Resources Manager

Resolution Approving an Intergovernmental Agreement for the Construction of a WISE Pump Station at Parker Water & Sanitation District (PWSD) [PWSD's Rueter-Hess Water Purification Facility in Parker, Colorado] *DRAFT*

Town Council Agenda Date: April 16, 2024

Executive Summary

The purpose of this memorandum is to seek Town Council approval of a resolution (**Attachment A**) for a cost-sharing intergovernmental agreement (IGA) with Parker Water & Sanitation District (PWSD) for the construction a WISE pump station and associated infrastructure.

One of Castle Rock's key pieces of its renewable water supply portfolio is water from the Water Infrastructure and Supply Efficiency (WISE) project. The WISE Program is a source of renewable and sustainable water supply for ten (10) South Metro water providers, including Castle Rock and PWSD. In 2015, a 42-inch steel RidgeGate Line (RGL) was designed and constructed to convey WISE water from the primary WISE East-West transmission main to RGL regional partners. At that time, the associated WISE receiving tank, pump station, and site piping were deferred and the pump station inside PWSD's existing Rueter-Hess Water Purification Facility (RHWPf) was used to pump WISE water. PWSD is now in need of its own pump station capacity within the RHWPf.

In January 2022, PWSD, Castle Rock and Dominion Water and Sanitation District (DWSD) entered into an IGA for the design of the WISE pump station and infrastructure. HDR was selected as the top respondent with a total design fee of \$825,600 (Castle Rock's portion of the design being \$401,372.32). In June 2023, Town Council approved a change order for HDR's additional design efforts of \$228,400 (with Castle Rock's portion being \$123,336). As part of this latest Town Council consideration, HDR is requesting a design change order for \$43,010 (with Castle Rock's portion being \$23,225) to cover additional procurement package submittal reviews, value engineering work, updating of the plans and specification to meet the 2021 International Building Code as now required by Douglas County, and additional surveying for utility locating for natural gas and liquid ammonium sulfate lines on site.

In February 2024, PWSD received construction bids from four general contractors (Filanc, RN Civil, Glacier, and Archer Western) with bids ranging from \$14,820,380 to \$19,388,900. PWSD is

recommending moving forward with a construction contract with Filanc. In addition to the general contractor's construction costs, there will be costs for HDR's engineering services during construction, third-party testing, and Xcel Energy's costs for gas line and electrical service upgrades. The total estimated costs for Castle Rock, with a ___% contingency is \$_____. A breakdown of these costs are provided in the Discussion section below.

Discussion

The South Metro region has historically been reliant on groundwater for its water supply resources. With the WISE system coming online in 2018, the Town of Castle Rock and other WISE partners have been enjoying a renewable and sustainable water resource. The WISE system conveys flows via the East-West 54-inch pipeline along E-470 to partners' individual turnouts and to the 42-inch RGL. The RGL conveys water to the flow control vault located at PWSD's 10 million-gallon-per-day (MGD) RHWPF site, where it is introduced into the clearwell for mixing and pumped to Zone 2 of PWSD's distribution system. RGL project partners of PWSD (Castle Rock Water (CRW), Dominion Water and Sanitation District (DWSD), Stonegate, and Pinery) accept their WISE water deliveries via interconnects from the District's distribution system.

The pump station was previously deferred due to the WISE ramp-up period from 2018-2024. During the ramp-up, individual member flowrates gradually escalate to their ultimate peak allocations available in June 2025, pending hydrologic conditions. Since 2018, the fully contracted WISE water deliveries were unavailable and the RHWPF pump station was able to meet demands of both PWSD customers and WISE project partners. However, with full WISE deliveries coming online and increasing customer demands within PWSD, the time to build the full WISE infrastructure capacity at PWSD has arrived.

The project will be located on PWSD property of the RHWPF. Key components of the construction project include:

1. A new building to house pump equipment and controls, a new flow control vault, a wet well, a surge tank, chemical facilities, and equipment for adjustment of the chloramine residual in the water. This new facility will also include the piping to connect to PWSD's water delivery system.
2. The operational flexibility to bypass water within the pump station and an interconnection to RHWPF.
3. Value engineering techniques were used during design to eliminate a permanent backup generator to feed the WISE Pump Station and ancillary equipment. Instead, in an emergency, WISE flows can be directed through the Rueter-Hess Water Purification Facility (RHWPF) which does have a backup generator. The RHWPF has a docking station for a temporary generator as well.

Following the construction of the WISE Pump Station and associated infrastructure, Castle Rock will have a total pumping capacity of 11.5 million gallons per day (mgd). Castle Rock's pro-rata share of the construction phase is 52% based on a total capacity of 22.2 mgd (Castle Rock with 11.5 mgd or

Item #: 3. File #: WC 2024-022

52%, PWSD with 6.5 mgd or 29% and DWSD with 4.2 mgd or 19%).

A breakdown of the construction phase items is included in Table 1.

Table 1: WISE Pump Station Construction Phase Cost Breakdown

Description	Cost
Construction Bid (Filanc)	\$14,820,380
Contingency on Construction Bid (7.5%)	\$1,111,529
Engineering Services During Construction (HDR)	\$916,000
Third Party Testing Contract (estimate)	\$ _____
Xcel Energy (Gas and Electric [estimate])	\$ _____
Total Estimated Construction Cost	\$ _____
Partner Costs	
Castle Rock (52%)	\$8,953,577
DWSD (19%)	\$3,271,499
PWSD (29%)	\$4,993,341

Construction is scheduled to start in May 2024 and work is to be completed and operational by June 2025.

Budget Impact

The cost to implement the work is estimated at _____ which includes Filanc’s construction estimate, engineering services during construction (provided by the design engineer, HDR), third-party testing, Xcel costs for gas and electric connections. **Castle Rock’s estimated portion of this cost is \$ _____.**

Monies for this project will come from 211-4375-443.77-72 Water Resources, CIP - WISE Infrastructure, Project Code <WR WLI>. This account has a budget of \$10,186,050 for 2024.

Proposed Motion

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

Attachments

- Attachment A: Resolution (Not Attached)
- Exhibit 1: Agreement (Not Attached)
- Attachment B: History



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 4. **File #:** WC 2024-023

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water

Resolution Approving an Amended Agreement between the Town of Castle Rock and Douglas County for the Hwy 85 Wastewater Project

Town Council Agenda Date: April 16, 2024

Executive Summary

This will be an update only item.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 5. **File #:** WC 2024-024

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water

Resolution Approving an Amended Agreement between the Town of Castle Rock and Dominion Water & Sanitation District for the Hwy 85 Wastewater Project

Town Council Agenda Date: April 16, 2024

Executive Summary

This will be an update only item.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 6. **File #:** WC 2024-025

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water

**Resolution Approving a Purchase Agreement for the Lost Canyon Property -
Including the Water Rights**

Town Council Agenda Date: April 16, 2024

Executive Summary

This will be a presentation only item.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 7. **File #:** WC 2024-026

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water
Nichol Bussey, Business Solutions Manager
Paul Rementer, Enterprise Fund Analyst

2024 Rates & Fees Timeline and Deliverables
Town Council Agenda Date: NA

Executive Summary

This will be a presentation only item.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 8. **File #:** WC 2024-027

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water
Roy Gallea, P.E., Engineering Manager
Erin Evans, P.E., Project Manager

Resolution Approving a Services Agreement between the Town of Castle Rock and XXXX for the Front Street Downtown Connection, Ray Waterman Regional Water Treatment Center (RWRWTC) Pump Upgrades and Liggett Road Pipe Upsize Projects [Located in various locations throughout Castle Rock, CO] **DRAFT**
Town Council Agenda Date: April 16, 2024

Executive Summary

Castle Rock Water (CRW) staff requests approval of a resolution approving a Services Agreement (**Attachment A**) with _____ for the Front Street Downtown Connection, Ray Waterman Regional Water Treatment Center (RWRWTC) Pump Upgrades and Liggett Road Pipe Upsize engineering and design services. In the effort to reduce administrative and contracting costs, gain economies of scale and generate more competitive engineering bids, CRW staff combined three separate but smaller design projects into one request for proposals. The _____ proposal cost is \$_____. This cost includes engineering and design services to add an additional transmission main between Front Street and Wilcox Street, complete modeling for the planned upgrades to the RWRWTC high service pump station and provide phasing recommendations for these upgrades, and upsize the distribution main from Plum Creek Water Purification Facility (PCWPF) in Liggett Road. The scope of services to be completed by _____ is detailed in the proposal included in **Attachment A**. _____'s rate and fee schedule is also an attachment to the agreement.

_____ shall undertake the work upon execution of the agreement and shall complete the work _____ weeks thereafter. Location maps for the Front Street Downtown Connection and Liggett Road Upsize projects are provided in attachments to the agreement (**Attachments B and C**)

Notification and Outreach Efforts

CRW Staff will evaluate the need for public outreach based on final design location and the level of impact to the public. At this time, X public meetings are included in the scope of work.

Discussion

Downtown Castle Rock is located in the Yellow Pressure Zone and is served by one 12-inch water main that connects to Elbert and Third Street from PCWPF. The oldest portion of this transmission main was constructed in 1988 and crosses I-25, Plum Creek, and BNSF Railroad tracks. As this pipeline ages, the probability for leaks and failures of this line increase. If repairs are needed to the existing pipeline, the entire supply to downtown has the potential to be interrupted for the duration of the repair work, causing disruptions to the businesses and residences located within the downtown area. Through the Front Street Downtown Connection project, an additional 2,600 Linear Feet of 12” transmission main will be designed and constructed to connect Front Street to Wilcox Street. This additional connection point will provide redundancy in supply to downtown and will support current and future development in the area.

As Water Infrastructure and Supply Efficiency (WISE) Partnership water becomes increasingly available to Castle Rock, pumping improvements are needed at the RWRWTC. The Red Zone and Green Zone pumps will undergo several phases of upgrades to keep up with increasing supplies of water to the plant. Through this project an initial hydraulic analysis and phasing plan will be developed to guide planning efforts on the future upgrades to the High Service Pump Station. Castle Rock Water anticipates the first phase of upgrades that will be identified through this project are the Red Zone pumps. The full design of the upgrades will be completed as a separate service agreement.

Castle Rock Water is currently in the design stage of expanding PCWPF from 6 Million Gallons per Day (MGD) to 12 MGD. Upon completion of the plant expansion project, the existing 16-inch main in Liggett Road from the plant to the distribution system will be a bottleneck location for the increased production from the plant. CRW engineering has identified the need to install approximately 2,000 LF of 24-inch and 3,000 LF of 16-inch water main to distribute the increased flows from the plant.

A Request for Qualifications (RFQ) was advertised on bidnet to procure qualified consultants for the 2024 on-call professional services for various Castle Rock Water Capital Improvement Projects. A project specific Request for Proposal (RFP) was then sent to six of the pre-qualified consultants for this project. The following table shows the fee proposals received from ___ of the consulting firms:

Consulting Firm	Total Cost
AE2S	
Conсор Engineering	
Forsgren	No Proposal
Dewberry Engineers	
Providence Infrastructure	
Burns & MacDonnell	

_____ was chosen by the selection committee to perform the design services for this project and staff has determined the price provided is reasonable. Some of the consultants that were invited

Item #: 8. File #: WC 2024-027

to propose on this project could not fit this work into their current project loads.

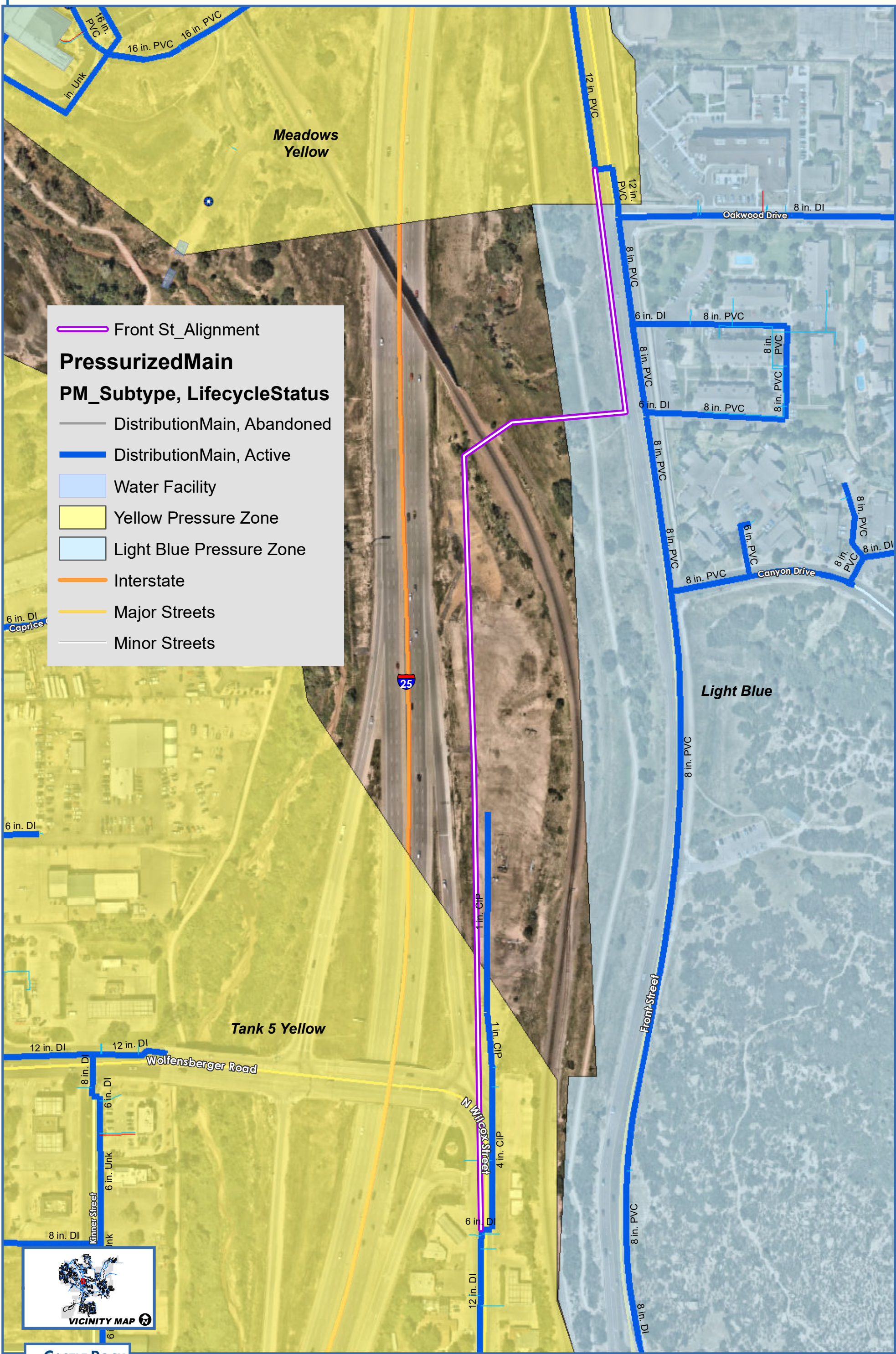
Budget Impact

The _____ proposal fee is \$_____. Staff requests an additional \$_____ (Town-managed 10% contingency) be authorized for a total project authorization of \$_____. The project will be funded from the accounts shown below.

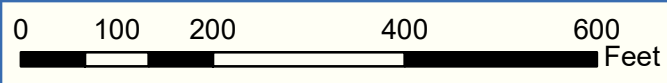
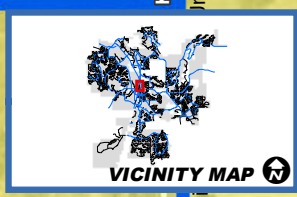
Account Name	Account Number	Amount Requested	Contingency Requested	2024 Budget
Frnt St to Dwntrn Wtrn	210-4275-442.79-29			

Attachments

- Attachment A: Resolution (Not Attached)
- Exhibit 1: Agreement and Scope of Services (Not Attached)
- Attachment B: Location Map for Front Street Downtown Connection
- Attachment C: Location Map for Liggett Road Pipe Upsize



— Front St_Alignment
PressurizedMain
PM_Subtype, LifecycleStatus
— DistributionMain, Abandoned
— DistributionMain, Active
 Water Facility
 Yellow Pressure Zone
 Light Blue Pressure Zone
— Interstate
— Major Streets
— Minor Streets

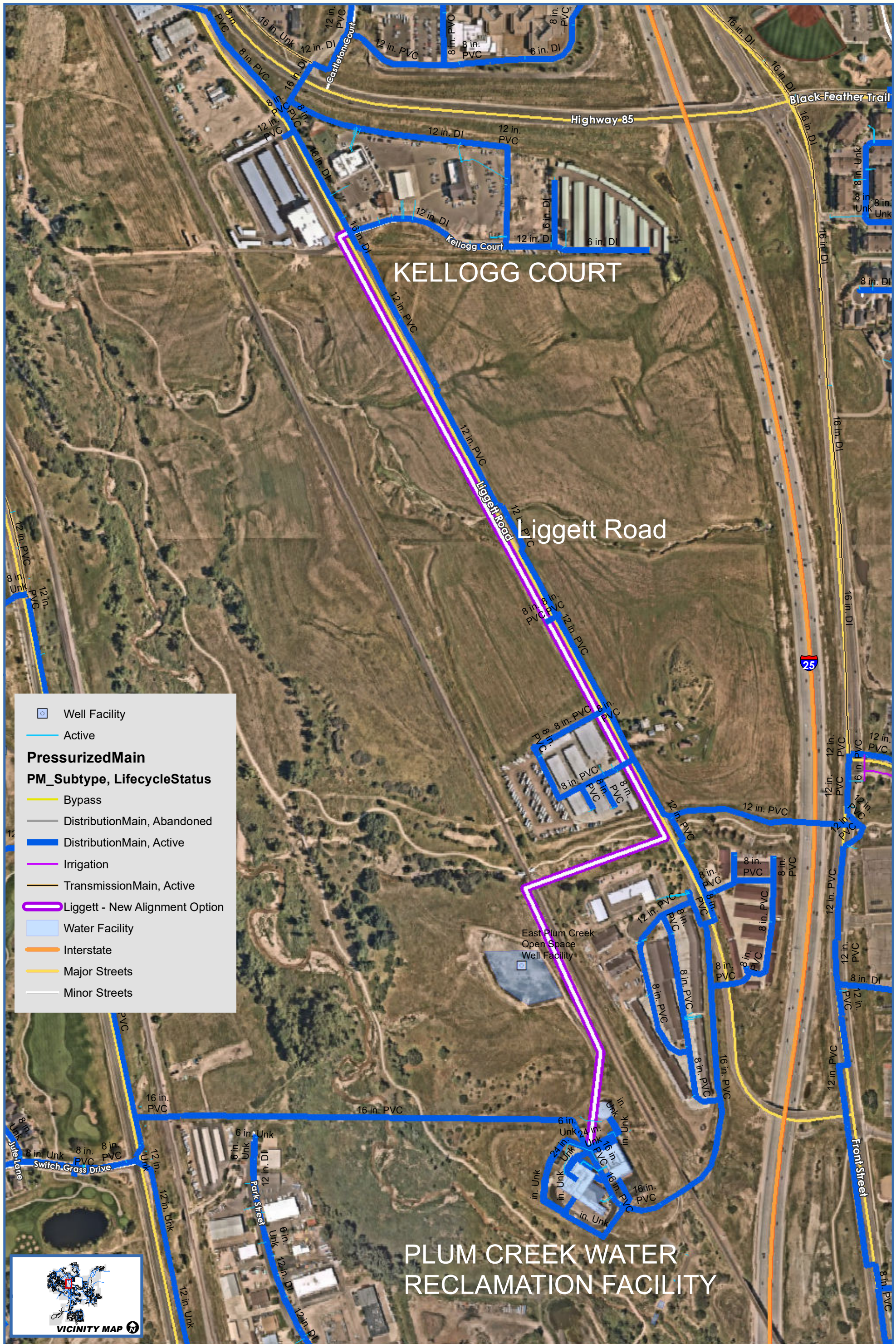


Date: 2/29/2024



Disclaimer: The data presented has been compiled from various sources, each of which introduces varying degrees of inaccuracies or inconsistencies. Such discrepancies in data are inherent and in supplying this product the Town of Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding the cartographic composition of this map including, but not limited to, errors, omissions, corrections, and/or updates, should be directed to the Utilities Department, Town of Castle Rock, (720) 733-6000. Copyright 2024, Town of Castle Rock Utilities Mapping.

**FRONT STREET
DOWNTOWN
CONNECTION**

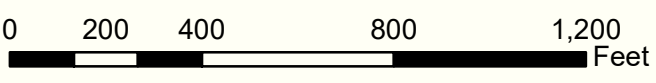
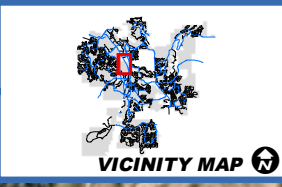


KELLOGG COURT

Liggett Road

PLUM CREEK WATER RECLAMATION FACILITY

- Well Facility
- Active
- PressurizedMain**
- PM_Subtype, LifecycleStatus**
- Bypass
- DistributionMain, Abandoned
- DistributionMain, Active
- Irrigation
- TransmissionMain, Active
- Liggett - New Alignment Option
- Water Facility
- Interstate
- Major Streets
- Minor Streets



1 inch = 400 feet



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LIGGETT ROAD PIPE UPSIZE



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 9. **File #:** WC 2024-028

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water
Sandra Sandman, Customer Relations Program Manager

2024 ColoradoScape Contest
Town Council Agenda Date: NA

Executive Summary

Castle Rock Water is hosting the 6th annual ColoradoScape Makeover contest to give away a free \$8,000 front yard landscape. The contest is being held April 1-30. To enter, residents need to create and post a 15 to 30 second video on social media by April 30. A committee selects the top 5 finalists. The finalists will be placed on the Town's social media to be voted on by the community. The video that receives the most votes will win the makeover.

Castle Rock Water's goal is to encourage residents to transform their lawns into water-wise ColoradoScapes. Most turf lawns are Kentucky bluegrass, which is not native to Castle Rock's high altitude, arid environment. In fact, the community pours more than 1.3 billion gallons of water on non-native grass-dense yards each summer. While having a healthy yard is important, beautiful and water-wise options exist beyond green grass, and that's what ColoradoScape is all about.

ColoradoScape is a landscape design comprised of low to very-low water use plant material, which blends in with the native Castle Rock landscape. This landscaping utilizes a combination of hardscape and landscape materials, providing a variety of vibrant colors, textures, sizes, shapes and seasonal interest.

All entrants must be Castle Rock Water residential customers and be at least 18 years of age or older. For contest details, tips, frequently asked questions and previous winners' front yard transformations, visit [CRconserve.com/Contest](http://crconserve.com/Contest) <<http://crconserve.com/245/ColoradoScape-Contest>>.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 10. **File #:** WC 2024-029

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water
Sandra Sandman, Customer Relations Program Manager

Proclamation: mayor's Challenge Supporting April as Water conservation Month
Town Council Agenda Date: 1st Reading March 19th, 2nd Reading April 2nd

Executive Summary

April is Water Conservation Month, and coincides with Earth Month. In celebration and to create awareness, the Town of Castle Rock proclaims (Attachment A) April as Water conservation Month and encourages residents to take action for a sustainable water future. The goal for Castle Rock Water is to reduce gallons per capital daily (GPCD) from our current average of 118 GPCD to 100 GPCD by 2050.

Attachments

Attachment A: Proclamation



PROCLAMATION



WATER CONSERVATION MONTH



WHEREAS water is a precious natural resource and essential to a vital community; and

WHEREAS it is imperative residents become educated and understand the importance of conserving water, using water-efficient products, and maintaining practices at work and home to wisely use water in all daily activities; and

WHEREAS Castle Rock residents have reduced their water consumption by more than 20% over the past 10 years; and

WHEREAS Castle Rock Water has a goal of another 18% conservation by 2055; and

WHEREAS the Town of Castle Rock has always encouraged and supported water conservation through various educational programs and special events; and

WHEREAS every business, industry, school and resident can make a difference and help by saving water and thus promoting a healthy economy and community; and

WHEREAS the Mayor of the Town of Castle Rock is challenging each resident and business to help protect our precious resource by pledging to conserve at MyWaterPledge.com, entering to win a front yard ColoradoScape at CRconserve.com, and by taking Water Wise workshops.

NOW, THEREFORE, the Town Council of the Town of Castle Rock does hereby proclaim April 2024 Water Conservation Month in the Town of Castle Rock.

PASSED, APPROVED AND ADOPTED this 19th day of March 2024, by the Town Council of the Town of Castle Rock, Colorado.

ATTEST

TOWN OF CASTLE ROCK

Lisa Anderson, Town Clerk

Jason Gray, Mayor





Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 11. **File #:** WC 2024-030

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water

Update on Water Commission Open Positions & Interview Process
Town Council Agenda Date: May 21, 2024

Executive Summary

The Castle Rock Water Commission will have three open positions for the 2024-2025 year.

Applications will be accepted from April 1, 2024 thru April 22, 2024. For anyone interested in applying or re-applying please go to: [Board and Commission Vacancies | Castle Rock, CO - Official Website \(crgov.com\)](https://www.crgov.com/2273/Board-and-Commission-Vacancies) <<https://www.crgov.com/2273/Board-and-Commission-Vacancies>>

Interviews will be held on May 14, 2024 from 5 pm to 9 pm at Town Hall.

Final recommendations will be presented to Town Council on May 21, 2024.

New commission member terms will begin on June 1, 2024.



Town of Castle Rock

Agenda Memorandum

Agenda Date: 3/27/2024

Item #: 12. **File #:** WC 2024-031

To: Members of the Castle Rock Water Commission

From: Mark Marlowe, P.E., Director of Castle Rock Water

Upcoming Town Council Items
Town Council Agenda Date: NA

Executive Summary

This item is an informational update only, and is designed to give Commission a preview of time critical items that may need to go to council prior to review at a Commission Meeting.

Items for this month include:

There are no items at this time.