



## Castle Rock Water Commission Meeting Minutes - Draft

Tony Rathbun, Chair  
Melanie Penoyar-Perez, Vice Chair  
Edward Egnatios  
Brian Gaddie  
Ole Gjerde  
David Hammelman  
Kevin Snow

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Wednesday, October 22, 2025

6:00 PM

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

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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](mailto:accessibility@CRgov.com) or submit an accommodation request form at [CRgov.com/A11yRequest](https://CRgov.com/A11yRequest).

### CALL TO ORDER / ROLL CALL

- Present** 5 - Chair Tony Rathbun, Vice-Chair Melanie Penoyar-Perez, Edward Egnatios, Ole Gjerde, and Kevin Snow
- Not Present** 2 - Brian Gaddie, and David Hammelman
- Attendance** 8 - Mark Marlowe, Mark Henderson, Nichol Bussey, Roy Gallea, John Chrestensen, Lauren Moore, Walt Schwarz, and MaryJo Reese

### COUNCIL UPDATE

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

### COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

### ADMINISTRATIVE BUSINESS

[WC 2025-102](#) **Approval of the September 24, 2025  
Town Council Agenda Date: NA**

I move to approve the Minutes as presented.

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

### ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2025-103](#) **Resolution Waiving Formal Written Bidding Requirements  
on the Basis of a Sole Source and Approving the Purchase  
Agreement with Core & Main for Meters, Radios, Meter Parts  
and Supplies [Entire Castle Rock Service Area]  
Town Council Agenda Date: November 18, 2025**

Ms. Bussey explained that Castle Rock Water (CRW) uses Sensus products for all of their meter needs. Core & Main is the designated Sensus distributor for Colorado, and this agreement is for the purchase of Meters, Meter parts and Meter supplies for the 2026 year. The purchases will include:

- Advanced automated remote read and manual-read meters
- Radio frequency-based communication modules
- Installation hardware and replacement parts
- Supplies to support field implementation

This purchase agreement is for a not to exceed amount of \$3,562,480 for 2026. The costs for Core & Main should go down in 2027 as the Advanced Metering Infrastructure (AMI) project will be completed.

*Commissioner Snow asked if Core & Main has raised costs a lot in the last few years?* Ms. Bussey stated that the costs have stayed relatively stable, and CRW has not seen much increase.

*Commissioner Snow raised concerns about using a Sole Source for this purchase, and requested additional research be done to make sure that CRW is receiving the best price.* CRW will verify with Sensus that Core & Main is the only approved distributor of Sensus products in Colorado.

**I move to approve the Resolution as presented.**

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

#### [WC 2025-104](#)

#### **Resolution Waiving Formal Written Bidding Requirement on the Basis of Sole Source and Approving an Equipment and Services Agreement with Treatment Technology Holding, LLC for Treatment Chemicals** *[Entire Castle Rock Water Service Area]*

Mr. Chrestensen shared that this agreement is to secure a vendor who can supply and deliver treatment chemicals for the 2026 year. Mr. Chrestensen explained that Treatment Tech has been the main supplier of CRW's chemical supplies for the past few years. Treatment Technology Holding LLC is a Colorado company. They have been flexible and easy to work with in the past and a very reliable resource. Mr. Chrestensen explained that they have requested rate sheets from three additional vendors and have not received information back yet. CRW has prepared a not to exceed agreement for \$750,000.00 in 2026 for these products.

*Commissioner Snow raised concerns about using a Sole Source for this purchase, and requested additional research be done to make sure that CRW is receiving the best price.* CRW agreed to ensure that rates sheets or "no bids" were received from the other chemical providers. It was discussed that due to the work on getting additional rate sheets, this will not end up being a sole source contract.

**I move to recommend Town Council approval of the Resolution pending staff review of additional rate sheets.**

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

[WC 2025-105](#)

**Resolution Waiving Formal Written Bidding Requirements Based on Sole Source and Approving an Equipment and Services Agreement with Logical Systems, Inc. for the SCADA Master Plan Phase V Project Implementation [Entire Castle Rock Water Service Area]**  
**Town Council Agenda Date:** November 18, 2025

Mr. Schwarz explained that this item is part of the Supervisory Control and Data Acquisition (SCADA) Master Plan Phase V which is to upgrade Ray Waterman Regional Water Treatment Center (RWRWTC) and associated remote sites. This work includes:

- Replace aging control and process equipment (programmable logic controllers, flowmeters, level transmitters, and variable frequency drives)
- Install new network devices for high-speed data communications
- Upgrade electrical systems to meet current National Electric Code (NEC)
- Perform comprehensive acceptance testing

The associated remote sites include:

- Well Sites (Castle Oaks 6, 7, & 8, Woodlands 1, Canyon South, Central Well Field 1 & 2, CR 11,12 & 13, Wells 176 & 204, and Heckendorf)
- Lift Stations (Castle Oaks)
- Pressure Reducing Valve Vaults (Black Pine and Castle Oaks)
- Other Remote Facilities ( Reservoir #3, Pinery Flume, CR 1 Diversion)

The benefits of the upgrades are to standardize control systems, enhance cybersecurity and regulatory compliance, improve system reliability and operational efficiency, and to support long-term Master Plan goals.

The agreement for this phase of the project is \$5,921,200 plus a 10% Town managed contingency for a total planned authorization of \$6,513,320. There was discussion about review of the price with the design consultant and CRW's outside SCADA consultant. Both consultants recommended proceeding with LSI based on the price. CRW also negotiated the price down from the original proposal.

The schedule is to purchase equipment in January 2026, begin project installation Fall 2026 and then project completion in August 2027.

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

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

[WC 2025-106](#)

**Resolution Approving a Services Agreement between the Town of Castle Rock and Burns & McDonnell Engineering**

**for Oversight of the Phase V Ray Waterman Supervisory Control and Data Acquisition Master Plan Project** *[Entire Castle Rock Water Service Area]*

**Town Council Agenda Date:** November 18, 2025

Mr. Schwarz shared that this agreement is for the Engineering Oversight for the SCADA Phase V project at RWRWTC that was discussed in the previous item.

The services that Burns & McDonnell will supply include:

- Attend Project Meetings
- Review Requests for Information & Equipment Submittals
- Periodic Project Site Visits
- Perform Inspections & Punch List Verification
- Project close out services which include record drawings

The agreement is for \$234,495 with a 5% Town managed contingency for a total authorization request of \$246,220.

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

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

[WC 2025-107](#)

**Resolution Approving a Third Amendment to the Services Agreement between the Town of Castle Rock with Burns & McDonnell Engineering Company, Inc. for the Chatfield Reservoir Pump Back Project** *[Located in Northwestern Douglas County]*

**Town Council Agenda Date:** November 18, 2025

Mr. Gallea explained that Burns & McDonnell provided preliminary design services, awarded through competitive bid, for the Chatfield Pump Back project from 2022-2025 and this is an amendment to add additional scope and schedule.

The additional scope includes:

- 20% Design of Intake Pump Station at Chatfield Reservoir
- 20% Design of Booster Pump Station and Raw Water Storage Tank
- Conceptual Design (5%) of 12 miles new raw waterline, 20% for Chatfield to Booster Pump Station
- Preliminary Hydraulic Analysis of entire water line
- Identification of Permitting Requirements
- Identification of Land Acquisition / Easement Requirements
- Preparation of Written Request for National Environmental Policy Act (NEPA) Determination (includes environmental, cultural, and historical studies)

Due to the additional services request, the timeline needs to be increased for these services to happen.

The requested amount for the third amendment is \$556,551.00 plus a 10% contingency for a total authorization request of \$577,286.74.

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

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

[WC 2025-108](#)

**Resolution Approving the 2026 Town of Castle Rock/Dakan Ranch II, LLC Spot Water Lease Agreement** *[Plum Creek Water Reclamation Authority, Douglas County]*  
**Town Council Agenda Date:** November 18, 2025

Ms. Moore explained that this agreement is for a 50-acre feet (AF) water lease. Dakan Ranch is looking to fill their pond located along Dry Gulch. The cost of this water is \$420 per AF for a total potential revenue of \$23,500. Per the agreement, Dakan Ranch will need to pay a lease development fee of \$2,500 within 30 days of the agreement being signed. The water can be taken from January 1, 2026 to December 31, 2026.

*Commissioner Snow asked how the \$420 AF is decided on?* The process for setting our lease rates was explained as it relates to our competition and the different potential water users that we lease water to. The rate has been raised for 2026 consistent with changes in the Consumer Price Index.

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

**Yes:** 5 - Chair Rathbun, Vice-Chair Penoyar-Perez, Egnatios, Gjerde, and Snow

**Not Present:** 2 - Gaddie, and Hammelman

**DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS**

[WC 2025-109](#)

**Update: Water Court Cases** *[Cases located in Douglas County, Weld County and other areas near the Lower South Platte River]*  
**Town Council Agenda Date:** November 4, 2025

Ms. Moore explained that this item is an update on all of the Water Court applications in which CRW is currently involved.

[WC 2025-110](#)

**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 shared that there are a couple of items that may go to Town Council prior to the next Water Commission meeting.

Those items include:

Resolution Approving a Construction Contract between the Town of Castle Rock and ???? for the Removal and Upgrade of Existing Under Drain Systems and Media for the PS Miller Water Treatment Plant Filter Upgrades Project. Final costs for this item came in after the Water Commission agenda was created and it will no-longer be going to Town Council (TC) as the costs came in below the TC approval limit.

Resolution Approving Plum Creek Water Reclamation Authority Re-Use Ponds  
Rehab project cost sharing.

## **COMMISSIONER MEETING COMMENTS**

Time was allowed for Commissioner Comments.