



## Castle Rock Water Commission Meeting Minutes - Draft

Todd Warnke, Chair  
Bill Leung, Vice Chair  
Angie Brown  
Kathryn Gienger  
David Hammelman  
Kevin McHugh  
Tony Rathbun

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Wednesday, March 22, 2023

6:00 PM

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

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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 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=m92cb42571097d1f8b206e0b9132d5aa0>  
the Meeting password: Mar22WCMtg (62722926 from video systems) or phone in by calling (720) 650-7664, meeting code #24978923628#. 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 Todd Warnke, Vice Chair Bill Leung, Angie Brown, Kathryn Gienger, David Hammelman, and Kevin McHugh
- Not Present** 1 - Tony Rathbun
- Attendance** 9 - Jason Gray, Mark Marlowe, Nichol Bussey, Roy Gallea, David Van Dellen, Paul Rementer, Walt Schwarz, Matt Hayes, and Shantanu Tiwari

### COUNCIL UPDATE

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

### COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

### ADMINISTRATIVE BUSINESS

[WC 2023-028](#)

#### Approval of the February 28, 2023 Meeting Minutes Town Council Agenda Date: NA

Angie Brown shared two corrections to the meeting minutes, Rick Schultz was left off the attendance list and the vote on the meeting minute's item reflected an incorrect vote. The vote should have been 6-0-1 (Angie Brown abstained)

It was moved by Kathryn Gienger and seconded by David Hammelman to approve the meeting minutes with the added corrections The motion passed 6-0

- Yes:** 6 - Chair Warnke, Vice Chair Leung, Brown, Gienger, Hammelman, and McHugh

Not Present: 1 - Rathbun

[WC 2023-029](#)

**Water Commission Appreciation Event  
Town Council Agenda Date: NA**

Ms. Woodrick shared that the Water Commission Appreciation Event will be on Friday, April 21, 2023 at the Mill House. Cocktails will be served at 5:30 pm with dinner being served at 6:30 pm. Invitations will be sent via email in the next day or two.

Mr. Marlowe also let board members know that the Board and Commission application process will start in April. At this time, the Water Commission Board will have two open positions and two positions that are up for reappointment. Applications will be accepted from April 1st - 24th. Interviews will be held on May 9th. The new board members will begin their terms on June 1st.

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

[WC 2023-030](#)

**A Resolution Approving a Construction Contract between the Town of Castle Rock and Global Underground Corporation for the East Plum Creek Open Space Well Facility [Open space north of Plum Creek Water Purification Facility]  
Town Council Agenda Date: April 4, 2023**

Mr. Hayes explained that this project is to build the well facility for the wells that are currently being drilled just north of the Plum Creek Water Purification Facility (PCWPF). The anticipated production of these wells is 0.7-0.9 million gallons per day (MGD). The wells will be designed for Aquifer Storage and Recovery as well. Castle Rock Water (CRW) will be able to send this water to the Meadows Treatment Facility or to PCWPF. This project will help CRW meet customer water demands during peak season use.

CRW received four bids. Global Underground was selected as the contractor. The proposed cost of the project is \$2,375,650.01 with a 10% contingency for a total estimated authorization of \$2,613,215.01. The project will begin in May of 2023 with an estimated completion of December 2023.

Commission Brown asked which aquifer would be used for the aquifer storage and recovery (ASR)? Mr. Hayes explained it would be the Arapahoe Basin.

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

**Yes:** 6 - Chair Warnke, Vice Chair Leung, Brown, Gienger, Hammelman, and McHugh

**Not Present:** 1 - Rathbun

[WC 2023-031](#)

**A Resolution Approving a Construction Contract between the Town of Castle Rock and RME Ltd., LLC dba Elite Surface Infrastructure for the Prestwick Water Rehab Project [W. Prestwick Way]  
Town Council Agenda Date: April 4, 2023**

Mr. Hayes explained that this project is a rehabilitation project that is located in the southern part of the Plum Creek neighborhood. This pipe was laid in the 1980's and CRW has had to make several repairs of the pipe in recent years. This project will replace 2,241 feet of 8 inch main, 9 gate valves, 5 fire hydrants, as well as replace service lines between the main and curb stop and repair the road that will be disturbed by this project.

CRW received four bids. Elite Surface Infrastructure (ESI) was selected as the contractor. The proposed cost of the project is \$1,095,135 plus a 10% contingency for a total estimated budget of \$1,204,648. The project is scheduled to begin in May 2023 with a planned completion date of September 2023.

Commissioner Brown asked what the material of the pipe currently is? Mr. Hayes explained that it is ductile iron pipe that was not wrapped to protect it from corrosion.

Commissioner Hammelman asked what the impact will be on the residents? Mr. Hayes explained that the disruption of water to homes should be minimal. The water will only need to be disrupted when the connections from the main to the curb stop are made.

Commissioner McHugh asked what happens if the line from the curb stop to the home is not in good condition? Mr. Hayes explained that the customer would be responsible for any repairs to that portion of the service line. Commissioner Warnke asked what the life span of a pipe should be, is this a normal timeframe, will CR residents be seeing more replacement projects in the future? Staff answered, 40 to 50 years so yes, and yes residents will see more of these projects in the future.

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

**Yes:** 6 - Chair Warnke, Vice Chair Leung, Brown, Gienger, Hammelman, and McHugh

**Not Present:** 1 - Rathbun

[WC 2023-032](#)

**A Resolution Approving a Construction Contract between the Town of Castle Rock and XXXX to provide construction services for Castle Rock Reservoir No. 2 (CRR2) and Castle Rock Reservoir No. 1 (CRR1) [Sedalia, CO]**

**Town Council Agenda Date:** April 4, 2023

Mr. Tiwari shared that CRW has an existing reservoir out in the Sedalia area. The current reservoir holds 240 acre feet (AF). The purpose of this project is to build a second reservoir that will hold 790 AF. Once the second reservoir is built the first reservoir will be expanded to hold 550 AF.

CRW received five bids for this project. HEI was selected as the contractor for this project. The proposed cost for this project is \$26,490,159.04 with a 10% contingency for a total estimated authorization of \$29,139,174.94.

Commissioner Warnke asked why there was such a large difference between HEI's bid and the next lowest bid? Is there any concern that something was missed? Staff explained that HEI built the first reservoir so they were very familiar with the site. They are also a local contractor with significant currently available equipment. Based on meetings with the design engineer and HEI, staff does not have any concerns at this point that something was missed.

Commissioner Gienger asked how the other reservoirs they have done compare to this project? Mr. Tiwari stated that most are the size of reservoir 1 or smaller.

**Kevin McHugh moved to recommend to Town Council approval of the Resolution as presented. Angie Brown seconded the motion. Passed unanimously 6-0.**

**Yes:** 6 - Chair Warnke, Vice Chair Leung, Brown, Gienger, Hammelman, and McHugh

**Not Present:** 1 - Rathbun

[WC 2023-033](#)

**A Resolution Waiving Formal Written Bidding Requirements on the Basis of a Sole Source and Approving a Professional Services Agreement to provide construction support services for the Castle Rock Reservoir No. 2 (CRR2) and Castle Rock Reservoir No. 1 (CRR1) [5219 Rio Grande Ave, Sedalia, CO 80135]**

**Town Council Agenda Date:** April 4, 2023

Mr. Tiwari explained that W.W. Wheeler has been the design engineer for the Castle Rock Reservoir No. 1 & No. 2 project. This agreement is to have them continue as support through the construction project. Their services will include construction supervision, materials testing, review of submittals, handling of requests for information (RFI's) and change orders.

The proposed cost for this service is \$2,111,200 with a 5% contingency for a total estimated authorization of \$2,216,760.

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

**Yes:** 6 - Chair Warnke, Vice Chair Leung, Brown, Gienger, Hammelman, and McHugh

**Not Present:** 1 - Rathbun

[WC 2023-034](#)

**A Resolution Approving a Professional Services Agreement between the Town of Castle Rock and Burns & McDonnell for the Pinery Water Pipeline Project [Along Castle Oaks Drive in the northwest part of the Town]**

**Town Council Agenda Date:** April 4, 2023

Mr. Tiwari explained that this item is for the design of a pipeline that will move water from the Pinery into CRW's supply. The Town will receive between 0.25 and 1.0 MGD of water from the Pinery, that is originally from the Cherry Creek Project Water Authority (CCPWA).

CRW received two bids for this project. Burns & McDonnell was selected as the design engineer. The proposed cost for the design phase is \$805,043, plus a 10% contingency for a total estimated authorization of \$885,547.

Commissioner Brown asked if there would be an impact to the residents in that area? Mr. Tiwari explained that most of the work will be done on Town property. The only other area is land that is in a trust and staff will work with them.

Commissioner Leung asked why the water from the Pinery is different than the water in Castle Rocks system? Staff explained the differences in aesthetic quality and the resulting impacts that can have.

**Bill Leung moved to recommend to Town Council approval of the Resolution as presented. Kevin McHugh seconded the motion. Passed unanimously 5-0-1 (Kathryn Gienger abstained).**

**Yes:** 5 - Chair Warnke, Vice Chair Leung, Brown, Hammelman, and McHugh

**Not Present:** 1 - Rathbun

**Abstain:** 1 - Gienger

[WC 2023-035](#)

**A Resolution Approving a Services Agreement between the Town of Castle Rock and Burns & McConnell Engineering to complete the Design Phase Engineering Services for**

**PCWPF Expansion Project [1929 Liggett Rd. Castle Rock, CO 80109] *DRAFT***

**Town Council Agenda Date:** April 18, 2023

Mr. Schwarz shared that CRW is ready to begin the next phase of the Plum Creek Water Purification Facility Expansion. This item is to design the next expansion which will increase the facility capacity from 6 MGD to 12 MGD. The additions will include an additional pretreatment train, raw water feed tanks, additional granular activated carbon (GAC) filtration, ozone treatment and improved solids handling. A new larger generator will also be added.

This agreement will also stipulate that the contractor will be selected and added to the team once the design has been 30% completed. This will allow the contractor to lend their expertise in what will and will not work as well.

The RFP was issued to five engineering firms and CRW receive one proposal. Burns & McDonnell was selected as the design engineer. The proposed cost of the project is \$2,388,880 with a 5% contingency for a total estimated cost of \$2,508,324. The design schedule is April 2023 to May 2024 with the RFP for the contractor to be issued in Fall 2023. The estimated completion of the project will be the end of 2026.

Commissioner Gienger asked if all of the facilities have generators? Mr. Schwarz explained that yes they all do with the exception of Founders Water Treatment Plant.

Commissioner McHugh asked if this will help give CRW some breathing room prior to Dawson Trails coming on-line? Staff answered that this will help provide a wider margin of supply especially during irrigation season.

**Kevin McHugh moved to recommend to Town Council approval of the Resolution as presented. Angie Brown seconded the motion. Passed unanimously 6-0**

**Yes:** 6 - Chair Warnke, Vice Chair Leung, Brown, Gienger, Hammelman, and McHugh

**Not Present:** 1 - Rathbun

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

[WC 2023-036](#)

### **2022-2023 Budget Recap**

**Town Council Agenda Date:** NA

Mr. Rementer shared a presentation on multiple topics related to finances. He shared that building permits are down which will impact CIP projects planned for 2023 and beyond. He also shared that staff is looking at energy costs and will be working on ways to be more efficient.

Ms. Bussey was happy to share an update on the progress for the new AMI project, how the Financial Hardship program is going and how many

customers have signed up for the new on-line bill pay portal (Silverblaze).

[WC 2023-037](#)

**A Resolution Approving a Variance Pursuant to Chapter 9.16.010.E of the Castle Rock Municipal Code for Nighttime Construction Activities Related to the Tank 18 Blue Zone Main Project** [*Located at the intersection of Castle Oaks Drive and Pleasant View Drive*]

**Town Council Agenda Date:** March 21, 2023

Mr. Marlowe explained that this item was approved at the March 21st Town Council meeting and is just an informational update.

[WC 2023-038](#)

**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 April is Water Conservation Month and that Town Council will be making a Proclamation at the April 4th meeting.

## COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.