

CASTLE ROCK WATER

**RESOLUTION APPROVING A PROPERTY
PURCHASE AGREEMENT AND WATER
SUPPLY AGREEMENT BETWEEN THE TOWN
OF CASTLE ROCK AND
THE PLUM CREEK TRUST**

MARCH 5, 2024

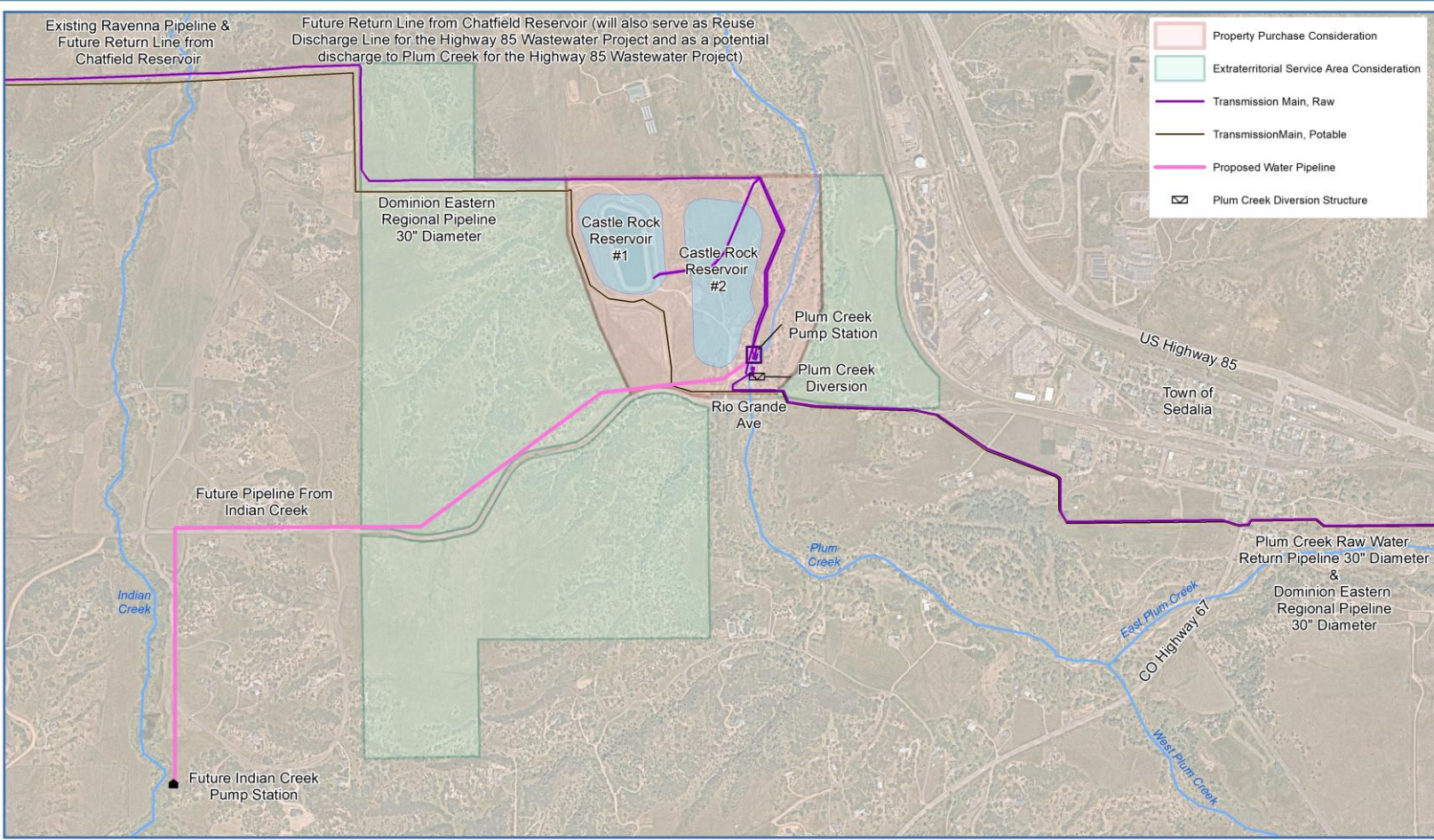


PLUM CREEK TRUST

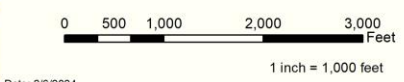
BACKGROUND

- Purchased water infrastructure and easement for that infrastructure on 118 acres in 2017
- In 2017 agreed to 100 acre foot per year raw water supply for surrounding properties for United
- Invested \$43.8M total in the site in terms of on-site and off-site infrastructure
- Future investments of \$65.7M planned
- Have been trying to purchase underlying property ever since
- Owners willing to sell but want a Water Service Agreement for surrounding properties

Existing Town Capital Investment associated with PCT Parcel	Onsite Cost	Offsite Cost
Diversion Structure, CRR1 Reservoir, Ravenna Pipeline	\$10,000,000	
Plum Creek Pump Station	\$10,500,000	
Plum Creek Raw Water Return Pipeline		\$14,800,000
Ravenna Pipeline Capacity/Roxborough Interests		\$2,230,000
CRR1&2 Reservoir Construction (completed work)	\$6,259,000	
<i>Subtotal =</i>	<i>\$26,759,000</i>	<i>\$17,030,000</i>
Estimated Future Town Capital Investment associated with PCT Parcel	Onsite Cost	Offsite Cost
CRR1&2 Reservoir Construction (remaining work)	\$24,279,000	
Plum Creek PS Capacity Expansion & Ravenna Pump Station Revisions		\$2,500,000
Diversion Structure Upgrades	\$3,000,000	
Chatfield/Hwy 85 Wastewater Pump Back Infrastructure	\$1,100,000	\$33,000,000
Indian Creek (Meadow Ditch) Pump Back Infrastructure	\$300,000	\$1,500,000
<i>Subtotal =</i>	<i>\$28,679,000</i>	<i>\$37,000,000</i>
Estimated Total (Existing & Future Capital Investment) =	\$55,438,000	\$54,030,000



- Property Purchase Consideration
- Extraterritorial Service Area Consideration
- Transmission Main, Raw
- Transmission Main, Potable
- Proposed Water Pipeline
- Plum Creek Diversion Structure



Attachment C

Date: 2/6/2024

Document Path: J:\GIS\Map Requests\2024\Internal Requests\Reservoir_No_2\CR_Res_no2.mxd

Disclaimer: The data presented has been compiled from various sources, each of which represents varying degrees of accuracy as determined by the data provider. Castle Rock assumes no liability for its use or accuracy. Questions or comments regarding this or any other map should be directed to the GIS Department, Town of Castle Rock, (719) 733-0066. Copyright 2024, Town of Castle Rock, Colorado.

PLUM CREEK TRUST

PROPERTY PURCHASE AGREEMENT

- Purchase price of \$2,269,794
- Includes additional acreage for a total of 145 acres including previously developable 13 acres
- Includes groundwater under property
- Includes mineral rights under property
- Provides for easements for cattle passage and other infrastructure that does not interfere with water infrastructure
- Agree to ensure that any future solar on property includes mitigation for glare



PIPE INSTALLATION WORK FOR CRR2

PLUM CREEK TRUST

WATER SERVICE AGREEMENT

- Will serve for water for up to 600 homes on surrounding properties
- Split saved water commitment of 100 Acre Feet (AF) 50/50.
- Provide additional 40 AF in exchange for additional value of property beyond the 118 acres
- CRW provides option agreement for developer to purchase any additional needed renewable water
- All groundwater under surrounding property dedicated to CRW at plat
- Developer pays for additional groundwater for dedication requirements in accordance with Town Code



GRADING WORK FOR CRR2

PLUM CREEK TRUST

WATER SERVICE AGREEMENT

- Developer pays all costs for design, permitting, construction, easements, etc. for any needed infrastructure to serve property.
- Developer will pay 10% extraterritorial surcharge on all rates and fees of any kind.
- CRW will provide a “will serve” letter for developer to use in getting entitled through Douglas County.



STEEL PIPING STRUNG OUT WITHIN THE CRR2 ENVELOPE

PLUM CREEK TRUST

BUDGET AND RECOMMENDATIONS

Budget

- Reservoir Upgrades CIP account (211-4375-443.79-15)
- Purchase Price = \$2,269,794
- Budget Amendment needed

Recommendations

- Staff
- Castle Rock Water Commission



STEEL PIPING STRUNG OUT WITHIN THE CRR2 ENVELOPE



*I MOVE TO APPROVE RESOLUTION NO. 2024-030
AS INTRODUCED BY TITLE*

*I MOVE TO APPROVE THE RESOLUTION AS INTRODUCED
BY TITLE, WITH THE FOLLOWING CONDITIONS: _____*

*“I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL
MEETING ON _____ DATE TO ALLOW
ADDITIONAL TIME TO: _____*