



Castle Rock Water Commission Meeting Minutes - Draft

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

Wednesday, August 28, 2024

6:00 PM

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

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 or submit an accommodation request form at CRgov.com/A11yRequest.

CALL TO ORDER / ROLL CALL

- Present** 7 - Chair David Hammelman, Vice Chair Tony Rathbun, Angie Brown, Brian Gaddie, KiKi Miller, Melanie Penoyar-Perez, and Cortland Wolfe
- Attendance** 12 - Jason Gray, Mark Marlowe, David Van Dellen, Nichol Bussey, Paul Rementer, Roy Gallea, Matt Hayes, Erin Evans, Shawn Griffith, Matt Benak, Rick Schultz, and MaryJo Reese

COUNCIL UPDATE

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

COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

DOUGLAS COUNTY WATER COMMISSION MTG. UPDATE

Time was allowed for Mr. Marlowe to share an update.

ADMINISTRATIVE BUSINESS

[WC 2024-078](#) **Approval of the July 24, 2024 Meeting Minutes**
Town Council Agenda Date: NA

I move to approve the Minutes as presented.

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

Abstain: 1 - Brown

[WC 2024-079](#) **Plum Creek Water Purification Facility Open House**
Town Council Agenda Date: NA

Mr. Marlowe invited everyone to attend an Open House and Tour at the Plum Creek Water Purification Facility on Wednesday, September 18th from 4:00

pm to 6:00 pm. Castle Rock Water (CRW) will begin the plant expansion in October and the ability to tour PCWPF will be very limited until 2028 so this is a great time to check it out and enjoy some activities and information on CRW.

WC 2024-092 Walker Reservoir Celebration & Tour
Town Council Agenda Date: NA

The Cherry Creek Project Water Authority has completed the Walker Reservoir Project and would like to invite Castle Rock Water Commission members to celebrate. The celebration will be held on Thursday, September 26th from 11:00 am to 2:00 pm.

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2024-080](#) **An Ordinance Approving the 2025 Rates and Fees**
Town Council Agenda Date: 1st Reading September 3rd

Ms. Bussey and Mr. Rementer shared the staff recommendations for the 2025 Rates & Fees:

- Continue temporary reduction of the Catastrophic Failure reserve in Water and Stormwater. Current remaining reserve is 1% which is still within industry standards.
- Maintain 2% in the Catastrophic Failure Reserve in Water Resources and Wastewater
- Existing customers rate increase in the water fund 5%
- System development fee (SDF) rate increase in the water fund 20%
- Existing customers rate increase in the wastewater fund 0.5%
- SDF rate increase in wastewater 3%
- Existing customers rate increase in stormwater 5%
- SDF rate increase in stormwater 0% for the Cherry Creek basin and 5% for Plum Creek
- Existing customers rate increase for water resources 8%
- SDF rate increase for water resources 7%

Mr. Rementer explained that the higher increase in the Stormwater SDF for Plum Creek is due to the increase in building that affects Plum Creek. Building in the Cherry Creek basin has slowed.

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

Yes: 7 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, Miller, Penoyar-Perez, and Wolfe

[WC 2024-081](#) **Resolution Approving the Supervisory Control and Data Acquisition (SCADA) Master Plan Phase IV Implementation Project** [*Entire Castle Rock Water Service Area*]

Town Council Agenda Date: September 3, 2024

Mr. Griffith reported that this item is a continuation of the SCADA upgrades that have been presented to Water Commission in the past. The overall goal of the project is to standardize all of the SCADA hardware and software. This phase of the project will focus on the Miller Water Treatment plant and associated remote sites (i.e., well sites, water pump stations, pressure reducing valve (PRV) vaults, lift stations). The project will replace antiquated equipment, improve cybersecurity, overall system reliability and staff operating efficiencies.

The budget for this phase of the project is \$4,475,720 plus a 10% contingency for a total expected budget cost of \$4,923,292. This phase should be completed in 2025. The total SCADA project anticipated costs have increased to \$19,055,774 and are anticipated to be completed in 2029.

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

Yes: 7 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, Miller, Penoyar-Perez, and Wolfe

[WC 2024-082](#)

Resolution Approving the Infrastructure Development and Purchase Option Agreement and Water Lease Agreement between the Town of Castle Rock, Acting by and through the Castle Rock Water Enterprise, and Tallgrass Colorado Municipal Water, LLC [Box Elder Property in Weld County, Colorado]

Town Council Agenda Date: September 3, 2024

Mr. Marlowe explained that staff would like to table this item because the agreement is still in the negotiation phase. The item will come back to Water Commission once all details have been finalized and prior to a Town Council meeting.

I move to recommend the above reference item be tabled.

Yes: 7 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, Miller, Penoyar-Perez, and Wolfe

[WC 2024-083](#)

Resolution Approving a Services Agreement between the Town of Castle Rock and Consor Engineering for the Plum Creek Pipeline Central Well Field to PCWPF Project [Located parallel to East Plum Creek through Central Castle Rock, CO]

Town Council Agenda Date: September 3, 2024

Ms. Evans shared that this is a services agreement for design and engineering services for the Plum Creek Pipeline project. This project is to design and construct a pipeline from the Central Well Field to the Plum Creek Water Purification Facility (PCWPF).

The scope of work will include:

- Upsize the existing Plum Creek Raw Water return pipeline from the

existing 16" diameter to a 30" diameter pipe.

- An evaluation of environmental considerations.
- An alignment study
- Coordination for the anticipated BNSF railroad crossing

The proposed budget is \$390,676 plus a 10% contingency for a total proposed budget of \$429,744.

The planned schedule is to start the design phase in September 2024 and have designs completed by April 2025. Construction would start shortly after that so that the entire project is completed before the PCWPF expansion is completed in the spring of 2028.

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

Yes: 6 - Chair Hammelman, Vice Chair Rathbun, Brown, Miller, Penoyar-Perez, and Wolfe

Abstain: 1 - Gaddie

[WC 2024-085](#)

**An Ordinance Amending Castle Rock Municipal Code
Section 15.10.030 to Permit the use of the IAPMO Water
Demand Calculator Approach [Castle Rock Service Area]
Town Council Agenda Date: September 3, 2024**

Mr. Hayes explained that the purpose of this item is to revise Town Code to use the International Association of Plumbing and Mechanical Officials (IAPMO) Water Demand Calculator for service line sizing. CRW would like to move to 0.8 gallon per flush (gpf) toilets in new residential construction. The Plumbing Manufacturers International (PMI) shared concerns about the current pipe structure being a larger size and that water would sit in the pipes longer, which could potentially develop Legionella within the supply-side plumbing.

CRW staff contracted with Dewberry Engineers to evaluate the use of the Water Demand Calculator to reduce the internal plumbing sizes which would reduce the possible water age within the internal plumbing. When looking at a typical residential water demand, water quality, and solids removal, the study indicated there was not a concern.

Since this is an Ordinance it will be presented to Town Council for 1st Reading on September 3rd and 2nd Reading on September 17th. If approved the Ordinance would take effect on October 17th.

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

Yes: 7 - Chair Hammelman, Vice Chair Rathbun, Brown, Gaddie, Miller, Penoyar-Perez, and Wolfe

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS

[WC 2024-086](#) **Update on Pine Canyon Development**
Town Council Agenda Date: NA

Mr. Marlowe gave an update on the next steps of the Pine Canyon, water appeal.

[WC 2024-087](#) **Resolution Approving the Second Amendment to the Services Agreement between the Town of Castle Rock and Burns & McDonnell Engineering Company, Inc. for the Chatfield Pump Back Project Infrastructure Preliminary Engineering and Design Services [Northwestern Douglas County and Southeastern Jefferson County]**
Town Council Agenda Date: September 3, 2024

Mr. Marlowe shared that this is the 2nd Amendment to the Services agreement with Burns & McDonnell for the Chatfield Pump Back Project. The purpose of the amendment is to extend the completion date on the agreement to September 30, 2025. Because this item made no changes to the financial piece it did not have to go back to Town Council so staff is just sharing the information with Water Commission.

[WC 2024-088](#) **Changes to the ColoradoScape Criteria**
Town Council Agenda Date: September 17, 2024

Mr. Schultz explained that it has been a year since the ColoradoScape Criteria changes were approved so CRW staff have taken a look at what is working and what items may need further discussion/clarification.

Mr. Schultz shared that the good news is that CRW has seen a reduction in residential water bills for homes with no turf in the front yard and 500 square feet (sf) of turf in the backyard.

He also explained that they have seen a few items that need some additional instruction/clarification. These items include:

- Many of the homes do not have a safe way to get from the front yard to the backyard.
- Gates are obstructed and do not open and close.
- The hardscape material in these areas is not suitable for the slope (often rock that slides or pools at the bottom of the slope)
- There are large amounts of rock with no variation in color, size or type.
- No wood mulch.
- Not achieving 75% plant material coverage.
- Very little variety of plant material or color variety.

To correct these items staff is suggesting the below updates:

- Functionality
- Must provide a clear, safe, unobstructed path between front and back yard

- Gates must be clear, accessible, and operable
- Visual interest
- Hardscape materials must include a variety of sizes, shapes, colors, and textures
- Landscape materials must provide a variety of sizes, and seasonal interest (ex: flowering throughout the season)
- Water savings
- Plant material must be hydro-zone 1 or 2 (not to exceed 10" per season)
- Maximize plant material coverage while adhering to fire mitigation guidelines to the greatest extent possible
- 75% plant coverage at maturity on the irrigable area within the lot
- Create specific plant quantity requirements based on lot size
 - Small lot
 - Less than 5,000 square feet
 - Medium lot
 - 5,000 to 10,000 square feet
 - Large lot
 - More than 10,000 square feet

[WC 2024-089](#)**Drought Management Plan Update****Town Council Agenda Date:** December 3, 2024

Mr. Marlowe explained that CRW is currently updating the Drought Management Plan. The second stakeholder meeting is scheduled for September 11th to discuss suggested changes. If anyone has questions or suggested changes please reach out to Matt Benak, mbenak@crgov.com <<mailto:mbenak@crgov.com>>.

[WC 2024-091](#)**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.

There were no items at this time.

COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.