



## Castle Rock Water Commission Meeting Minutes - Final

Todd Warnke, Chair  
John Wright, Vice Chair  
Wyn Barrett  
Kathryn Gienger  
Ben Johnson  
Bill Leung  
Katherine Redmond

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Wednesday, February 23, 2022

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 and will be held in a hybrid format in accordance with Town Council Meeting Special Procedures During Declared Disasters. The in-person meeting will be held at 175 Kellogg Ct. Bldg. 183 Castle Rock CO 80104 or this meeting can be accessed online at: <https://crgov.webex.com/crgov/j.php?>

MTID=m22401ec427d9f1ae2c550bd7337dd0b8 the Meeting password: EKqtRB5mm25 (35787256 from video systems) or phone in by calling (720) 650-7664, meeting code #2480 864 2780. Three 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, Commissioner Bill Leung, Commissioner Katherine Redmond, Commissioner Kathryn Gienger, Commissioner Wyn Barrett, and Vice Chair John Wright
- Not Present** 1 - Commissioner Ben Johnson
- Attendance** 9 - Caryn Johnson, Mark Marlowe, Matt Benak, Greg Kropkowski, Paul Rementer, Roy Gallea, Josh Hansen, Matt Hayes, and MaryJo Woodrick

### COUNCIL UPDATE

Time was allowed for Council Member Johnson to share an update on Town Council items.

### COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

### ADMINISTRATIVE BUSINESS

[WC 2022-001](#)

#### Approval of the January 26, 2022 Meeting Minutes Town Council Agenda Date: NA

It was moved by Katherine Redmond and seconded by Kathryn Gienger to approve the meeting minutes for the January 26, 2022 meeting as written. The motion passed with a vote of 6-0.

- Yes:** 6 - Chair Warnke, Commissioner Leung, Commissioner Redmond, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright
- Not Present:** 1 - Commissioner Johnson

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

[WC 2022-002](#)

**Resolution Approving a Construction Contract with Hydro Resources - Rocky Mountain, Inc. for the 2022 Denver Basin Wells Rehabilitation, Pumping Equipment Replacement Project** [*various locations throughout Town*]

**Town Council Agenda Date:** March 15, 2022

Mr. Benak shared that the Water Resources team has created a rehabilitation schedule for wells within the Denver Basin. The purpose of this program is to help maintain water production yields and to reduce the likelihood of emergency well failures. Staff evaluates two major areas; how much water can be pumped out of a well and if there is a decline in the historic productivity of the well. This program has proven successful over the past few years due to limited well failures during peak demand season, increased well efficiencies, decreased power consumption, and increase well yield.

In 2022 CRW is targeting 7 Denver Basin wells. Hydro Resources was selected for the vendor for this project. The requested authorization for this project is \$873,274.00 plus a 10% contingency for a total of \$960,601.40. This project should be completed by the fall of 2022.

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

**Yes:** 6 - Chair Warnke, Commissioner Leung, Commissioner Redmond, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 1 - Commissioner Johnson

[WC 2022-003](#)

**Resolution Approving a Construction Contract Between the Town of Castle Rock and Global Underground Corporation for the Glovers Water Rehabilitation Project Phase 2** [*Glovers Subdivision, Ash Ave., Birch Ave., and Cedar Ave.*]

**Town Council Agenda Date:** March 1, 2022

Mr. Hayes explained that this is a continuation of a project that was started in 2020. The purpose of this project is to replace the aging and undersized potable water distribution piping in the Glovers subdivision. In 2021 the southern streets were completed and now Phase 2 will cover Ash, Elm, and Birch. Global Underground was selected as the vendor for this project. The cost of the project is \$2,957,405.57 with an additional 10% contingency for a total requested authorization of \$3,253,145.57. The plan is to start the project as soon as the ground begins to thaw.

Commissioner Gienger asked if the goal is to replace all 8 miles of cast iron pipe in the next 5 years? Mr. Hayes and Mr. Gallea explained not necessarily and then how pipelines are selected for rehabilitation.

**John Wright moved to recommend Town Council approval of the Resolution as presented. Katherine Redmond seconded the motion. Passed unanimously 6-0.**

**Yes:** 6 - Chair Warnke, Commissioner Leung, Commissioner Redmond, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 1 - Commissioner Johnson

[WC 2022-006](#)

**Resolution Approving the Town of Castle Rock/Roxborough Water and Sanitation District 2022 Water Lease Agreement**  
*[Bell Mountain Ranch, Douglas County]*

**Town Council Agenda Date:** March 1, 2022

Mr. Benak reported that this is a continuation of an agreement that was created last year with Roxborough Water and Sanitation District. The purpose of this agreement is to provide Castle Rock Water (CRW) with access to additional water supply during peak irrigation season, in exchange for some of Castle Rock's reusable water. Roxborough owns wells in Bell Mountain and during peak irrigation season the wells are turned on and water is sent down the system to the CR-1 diversion. In exchange, Roxborough will receive a like amount of the Town's fully reusable surplus water.

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

**Yes:** 6 - Chair Warnke, Commissioner Leung, Commissioner Redmond, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 1 - Commissioner Johnson

[WC 2022-007](#)

**Resolution Approving the Town of Castle Rock/Town of Lochbuie 2022 Water Lease Agreement** *[Bell Mountain Ranch, Douglas County]*

**Town Council Agenda Date:** March 1, 2022

Mr. Benak explained that this agreement is similar to the agreement with Roxborough. Currently, the Town of Lochbuie (Lochbuie) owns water in Bell Mountain. This agreement would allow CRW to use this water and in exchange Lochbuie would have access to water owned by CRW and stored in Chatfield Reservoir.

Mr. Benak also shared that CRW received \$500,000 in revenue for water lease agreements in 2021.

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

**Yes:** 6 - Chair Warnke, Commissioner Leung, Commissioner Redmond, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 1 - Commissioner Johnson

[WC 2022-008](#)**Resolution Approving the 2022 Town of Castle Rock/United Water & Sanitation District Spot Water Lease Agreement***[Chatfield Reservoir, Douglas County]***Town Council Agenda Date:** March 1, 2022

Mr. Benak shared that this is also a continuation of an agreement that was done in 2021. United Water & Sanitation District (United) would like to lease some of the Town's surplus water that is stored in Chatfield Reservoir. Currently, CRW has 1,315 acre feet (AF) of water stored in Chatfield. United would potentially lease a minimum of 20 AF and a maximum of 400 AF.

Commissioner Warnke asked how United decides how much water they will take? Mr. Benak explained the process that United must go through to pull water.

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

**Yes:** 6 - Chair Warnke, Commissioner Leung, Commissioner Redmond, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 1 - Commissioner Johnson

[WC 2022-009](#)**Resolution Approving a Construction Contract between the Town of Castle Rock and Contractor Name for Cobblestone Ranch 2 MG Water Storage Tank 18 [4700 Antelope Place]****Town Council Agenda Date:** March 15, 2022

Mr. Hansen explained that the Tank 18 site is in the Cobblestone Ranch subdivision. This project was evaluated in 2014 but the prices were extremely high so staff decided to wait until there was further development in the area to justify the project. This project is for construction of a new 2 MG water storage tank. DN Tanks of Colorado was selected as the vendor. The cost of the construction is \$4,386,765 with the addition of a 10% contingency for a total requested authorization of \$4,825,465.

Mr. Hansen shared that the tank design is a little different from other tanks. The tank will be underground with only the top being exposed.

Commissioner Gienger asked for clarification on the design options for this tank? Mr. Hansen explained the difference between the design proposed for this tank and other tanks within the CRW system.

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

[WC 2022-010](#)**Resolution Approving the 2021 Water Resources Strategic**

**Master Plan [Entire Service Area for the Town of Castle Rock]  
Town Council Agenda Date: April 5, 2022**

Mr. Benak shared that the report will showcase accomplishments from the previous five years as well as look to the future and what items can be accomplished to meet the goal of 75% renewable water by 2050.

The plan identifies seven main plan components:

- Continue to Plan
- Promote Water Conservation
- Develop Storage
- Utilize Local Renewable Water Sources
- Import Additional Renewable Water Resources
- Protect Non-Renewable Groundwater as a Drought Supply
- Ensure Financial Resources to Fund the Plan

Mr. Benak shared some of the accomplishments from the 2016 Plan:

- New conservation Initiatives
- Closed on United assets
- Began storing water in Chatfield Reservoir
- Initiated design of Castle Rock Reservoir No. 2
- Constructed Plum Creek Pump Station and Pipeline
- Completed advanced treatment processes at the Plum Creek Water Purification Facility (PCWPF)
- Became members of Cherry Creek Project Water Authority
- Filed Box Elder Water Court application
- Drilled new Denver Basin wells

Mr. Marlowe explained that this item was pulled from the March 1st Town Council meeting agenda as staff wanted to make some additional changes and updates. Mr. Marlowe would like to request that this item be tabled for voting until the March 23rd Water Commission meeting when staff can bring the completed version back for consideration.

Commissioner Redmond asked how staff plan to work with Homeowners Associations (HOAs) to change the belief that “the greener the better”? Mr. Marlowe explained that CRW has strong outreach going to the HOAs on a regular basis. Also, CRW has an annual meeting with HOAs coming up in March where this issue is discussed every year.

Commissioner Barrett asked if there was the opportunity to have a ColoradoScape contest for the HOA's? Staff responded that they would look into this concept.

Commissioner Barrett asked if there is the opportunity to give builders a

discount on system development fees if they go to a “no grass” landscape? Mr. Marlowe explained that we have a process for this in place already, but if we go to no grass in front yards as the standard, then we would actually stop providing this discount.

Commissioner Warnke asked what is the goal number for water stored in the future? Mr. Benak answered that it will be close to a full year of needed supply.

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

[WC 2022-012](#)

### **Review of 2021 Annual CIP Program Accomplishment Report**

**Town Council Agenda Date:** NA

Mr. Marlowe explained that this is an information item only. Attached is the CIP Program Accomplishment Report for Water Commission Board member information. This report is a quick look at all the CIP projects that were completed in 2021.

[WC 2022-013](#)

### **2022 Rates and Fees Study Timeline and Preliminary 2021 Year-End Financials**

**Town Council Agenda Date:** NA

Mr. Kropkowski shared that it is that time of year again. Staff are beginning to work on the Rates and Fees study. He then noted the timeline for the 2022 Rates and Fees Study available in the packet.

Mr. Kropkowski also mentioned that the preliminary 2021 end of year financials are attached as well and he briefly discussed some of the trends in the results.

[WC 2022-014](#)

### **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 explained that in association with WRSMP plan staff would like to make some changes to the renewable water code. One of the items to update is a map of the inclusion areas. Staff will present all of the changes at the March Water Commission meeting.

Commissioner Warnke asked if CRW received the loan? Mr. Marlowe

explained yes, and then he and Mr. Kropkowski discussed the results.

#### **COMMISSIONER MEETING COMMENTS**

Time was allowed for Commissioner Comments.