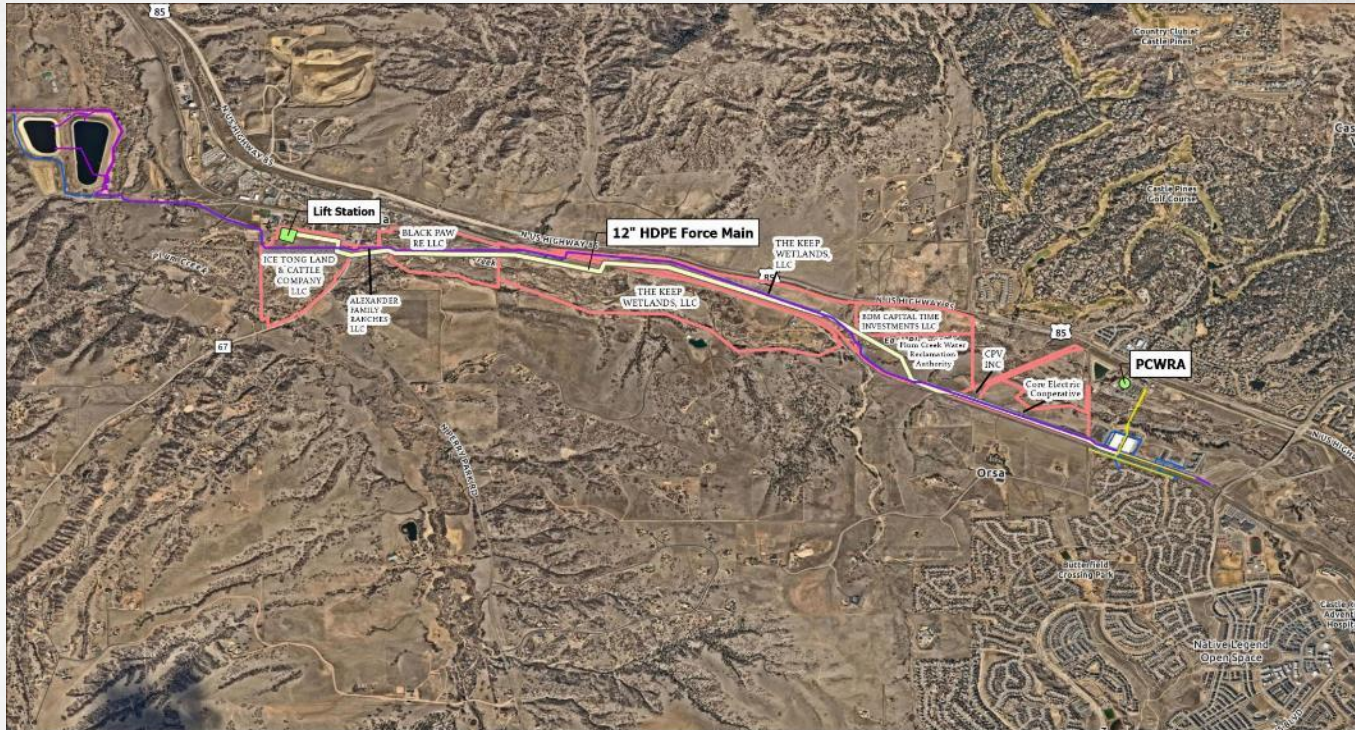


ORDINANCE AUTHORIZING THE USE OF EMINENT DOMAIN FOR THE HIGHWAY 85 WASTEWATER COLLECTION AND TREATMENT SYSTEM PROJECT

APRIL 21, 2026



PROJECT MAP



Sedalia Lift Station and Force Main -Easement Acquisition

- | | | | |
|------------------------------|----------------------------------|--|------------------------|
| Lift Station | BDM CAPITAL TIME INVESTMENTS LLC | ICE TONG LAND & CATTLE COMPANY LLC | THE KEEP WETLANDS, LLC |
| Force Main | BLACK PAW RE LLC | PLUM CREEK WATER RECLAMATION AUTHORITY | Irrigation Water Main |
| PCWRA | CPV INC | CORE ELECTRIC COOPERATIVE | Potable Water Main |
| ALEXANDER FAMILY RANCHES LLC | | | Raw Water Main |
| | | | Reclaimed Water Main |

Disclaimer: If you are unable to access any portion of this map due to a disability as defined under Colorado House Bill 21-1110, we are here to help! 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.

0 1,400 2,800 5,600 Feet



HIGHWAY 85 WASTEWATER PROJECT

BACKGROUND INFORMATION

- 2024 - Amended and Restated Intergovernmental Agreement (IGA) between Castle Rock and Douglas County
 - Authorized use of County's American Rescue Plan Act (ARPA) - \$14M
 - Remaining funding through Castle Rock Water to be recovered by system development fees
- Town will design, construct and operate wastewater infrastructure from Sedalia to the Plum Creek Water Reclamation Authority (PCWRA) wastewater treatment facility
- Benefit for economic development of Highway 85 corridor and East Plum Creek water quality improvements

HIGHWAY 85 WASTEWATER PROJECT

SCOPE

- Phase 1 – 2026
 - Wastewater lift station
 - Parcel purchase required
 - Twelve-inch force main pipeline - 4 miles long, crosses 9 properties
 - 11 permanent easements, 15 temporary construction easements required
- Western States Land Services retained to assist with acquisitions

HIGHWAY 85 WASTEWATER PROJECT

PROJECT STATUS

- Construction contract with S.J. Louis Construction – approved
 - Construction start date – April 2026
 - ARPA spend down deadline – December 31, 2026
- Acquisition status – lift station parcel license agreement approved, 1 property complete, 1 almost complete, remaining in progress
- If, however, the Town and Western States are unable to negotiate a solution regarding the remaining property interests, the project schedule could be impacted

EMINENT DOMAIN

- Town staff recommends that the Town Council authorize the use of eminent domain to acquire the remaining property interests
- Eminent Domain is authorized under:
 - U.S. Constitution
 - Colorado Constitution
 - Town Charter
- Town is required to engage in good faith negotiations with the landowner
- Assures landowner receives fair and just compensation
- Assures capital projects can proceed – schedule/budget

POST-ORDINANCE PROCESS

- ✓ Complete, review, and, if necessary, revise appraisal
- ✓ Send Notice of Intent to Acquire informing landowner of statutory rights
- ✓ Landowner may elect to obtain own appraisal at Town expense
- ✓ Town makes initial offer
- Town and landowner engage in negotiations ← We are here
- Reach agreement OR seek final Town Council authorization to condemn

SEDALIA LIFT STATION AND FORCE MAIN

OVERALL PROJECT BUDGET

- Total project cost is \$19.78M

- Easements - \$1.13M
- WSLS - \$246,225

- ARPA funding \$14M
- CRW funding of \$5.78M to be recovered through System Development Fees

ESTIMATED PROJECT COSTS

Description	GMP	Previously Authorized Contingency	Cost
SJ Louis PDB Phase 1 - 0-60%	\$ 633,203.00		\$ 633,203.00
SJ Louis PDB Phase 2 - 60% - 100%	\$ 964,300.00		\$ 964,300.00
General Conditions	\$ 826,950.00		\$ 826,950.00
Single FM & LS Construction Cost of Work	\$ 13,775,379.90		\$ 13,775,379.90
Allowances	\$ 268,265.00		\$ 268,265.00
Fiber Optic Conduit - Garver Design	\$ 40,082.00		\$ 40,082.00
PDB Contingency (2.1%)	\$ 385,711.33		\$ 385,711.33
Bonds & Insurance (1.3%)	\$ 219,620.59		\$ 219,620.59
D-B Fee (7.5%)	\$ 1,283,513.39		\$ 1,283,513.39
Permanent Easements (458,600 SF, \$2/sf @ 50% - no trail)	\$ 458,600.00		\$ 458,600.00
Temporary Easements (856,600 SF @ \$0.40/sf, 2yr)	\$ 342,640.00		\$ 342,640.00
LS Land Purchase at (109,561 SF@ \$3/SF)	\$ 328,683.00		\$ 328,683.00
CRW PM Fee invoiced to date of \$140,000	\$ 11,123.26		\$ 11,123.26
Western States/Kilty	\$ 234,500.00	\$ 11,725.00	\$ 246,225.00
Totals	\$ 19,772,571.46	\$ 11,725.00	\$ 19,784,296.46

SEDALIA LIFT STATION AND FORCE MAIN

SCHEDULE AND RECOMMENDATIONS

Schedule

- 2nd Reading on May 5th
- Potentially ask for approval on Emergency
- May 19th bring individual properties

Recommendations

- Staff
- Reviewing with Commission April 22nd



Lift Station Property



“I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE.”

*“I MOVE TO APPROVE THE ORDINANCE AS INTRODUCED BY TITLE,
WITH THE FOLLOWING CONDITIONS: (LIST CONDITIONS)”*

*“I MOVE TO CONTINUE THIS ITEM TO THE TOWN COUNCIL MEETING
ON _____ TO ALLOW ADDITIONAL TIME TO: (LIST REASONS).”*