



## Castle Rock Water Commission Meeting Minutes - Final

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

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Wednesday, July 28, 2021

6:00 PM

Castle Rock Water  
Plum Creek Water Purification Facility  
1929 Liggett Road  
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 1929 Liggett Rd. Castle Rock CO 80109 or this meeting can be accessed online at: <https://crgov.webex.com/crgov/j.php?>

MTID=m8282815a4c1798b948492b9bb94132c3 the meeting password is: iZMggp3pA43 (49644737 from video systems) or phone in by calling (720) 650-7664, meeting code #146 166 9862. 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** 4 - Chair Todd Warnke, Commissioner Kathryn Gienger, Commissioner Wyn Barrett, and Vice Chair John Wright
- Not Present** 3 - Commissioner Bill Leung, Commissioner Katherine Redmond, and Commissioner Ben Johnson
- Attendance** 6 - Dave Corliss, Mark Marlowe, Anne Glassman, Matt Benak, Matt Hayes, and MaryJo Woodrick

[WC 2021-067](#)

### Update on Ballot Measures Town Council Agenda Date: NA

Time was allowed for Mr. Corliss to share a presentation on the ballot measures that the Town will be placing on the November ballot.

### TOUR OF PCWPF

Time was allowed for Water Commission Board members to take a tour of the PCWPF.

### COUNCIL UPDATE

### COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

### ADMINISTRATIVE BUSINESS

[WC 2021-068](#)

### Approval of the June 23, 2021 Meeting Minutes Town Council Agenda Date: NA

**It was moved by John Wright and seconded by Wyn Barrett to approve the meeting minutes for the June 23, 2021 meeting as written. The motion passed with a vote of 4-0**

**Yes:** 4 - Chair Warnke, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 3 - Commissioner Leung, Commissioner Redmond, and Commissioner Johnson

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

### [WC 2021-069](#)

#### **Resolution Approving a Project Participation Agreement with the Cherry Creek Project Water Authority for Construction and Capacity in Walker Reservoir *[Douglas County near Franktown]***

**Town Council Agenda Date:** August 17, 2021

Mr. Benak explained that this item is a project participation agreement with Cherry Creek Project Water Authority for construction and capacity in Walker Reservoir. Walker Reservoir is approximately ½ mile northwest of Franktown. Walker Reservoir will be a lined, 650 acre-foot (AF) water storage facility adjacent to Cherry Creek. Castle Rock Water (CRW) will have 150 AF of capacity in the reservoir. Mr. Benak shared that with this project CRW doesn't have to create much new infrastructure to receive the water.

Commissioner Wright asked about one of the vendors on the list. Mr. Benak explained that the vendor had been excluded due to missing items in their bid packet.

**It was moved by Kathryn Gienger to recommend Town Council approval of the Resolution as presented. Wyn Barrett seconded the motion. Passed unanimously 4-0.**

**Yes:** 4 - Chair Warnke, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 3 - Commissioner Leung, Commissioner Redmond, and Commissioner Johnson

### [WC 2021-070](#)

#### **Resolution for Extraterritorial Service Agreement with Bell Mountain Ranch for Water Service *[Unincorporated Douglas County subdivision located south of Town and adjacent to Crystal Valley Ranch and Lanterns Subdivisions]***

**Town Council Agenda Date:** Aug 17, 2021

Mr. Friday shared that CRW has been talking with Bell Mountain Ranch (BMR) for approximately the last 15 years. In 2020 CRW staff received guidance from Town Council to move forward with an Extraterritorial Agreement with BMR. This agreement will be an extraterritorial water service agreement in perpetuity to serve the BMR community. BMR consists of 321 homes, a community center, a couple of irrigation taps as well the potential for 5 additional homes. As part of the agreement CRW will take over and become the owners of all of the current infrastructure. BMR will also convey all of their water rights, which includes about 500 AF of Denver Basin non-renewable groundwater rights.

Mr. Friday also explained that CRW has been working with The Ridge, an extension of Crystal Valley Ranch that was annexed into the Town in 2020. The Ridge has infrastructure that will help connect BMR to the Town.

This item will go to Town Council on Aug 17th. The plan is to take over this system in January 2022.

Commissioner Barrett asked if Bell Mountain Ranch has approved this. Mr. Friday explained that it still needs to be approved by their Board.

Commissioner Warnke asked what would happen if at some point BMR was annexed into the Town. Mr. Friday explained that the agreement would then need to be amended.

**It was moved by John Wright to recommend Town Council approval of the Resolution as presented. Wyn Barrett seconded the motion. Passed unanimously 4-0.**

**Yes:** 4 - Chair Warnke, Commissioner Gienger, Commissioner Barrett, and Vice Chair Wright

**Not Present:** 3 - Commissioner Leung, Commissioner Redmond, and Commissioner Johnson

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

### [WC 2021-071](#)

#### **Resolution Authorizing a Change Order to the Construction Contract Between the Town of Castle Rock and T. Lowell Construction, Inc., for the Glovers Water Rehabilitation Project [*Glovers Subdivision*] Town Council Agenda Date: July 20, 2021**

Due to scheduling requirements, this item has already been to Council for approval. Mr. Hayes explained the Glovers Subdivision is east of the Douglas County Fairgrounds. CRW has started on phase one of this project which is to replace the water mains in the Glovers Subdivision. At this time, it has been discovered that the asphalt is very thin in this area and the roads are not holding up well under the construction traffic, and will need to be replaced. CRW staff feels that since the road has to be totally torn out, now is the time to replace the sewer service laterals as well. Otherwise in a few years when these need to be replaced, the road would be torn up again. The total cost of the change order is \$1.2M. Public Works will share the cost of the new asphalt.

**No Motion Requested**

### [WC 2021-072](#)

#### **Resolution Authorizing a Change Order to the Construction Contract Between the Town of Castle Rock and Colorado Pump Service & Supply CO., for the Denver Basin Well Rehabilitation and Pumping Equipment Replacement**

**Project, and the Abandonment of Inactive Wells**  
**Town Council Agenda Date: July 20, 2021**

Due to scheduling requirements, this item has already been sent to Council for approval. Mr. Benak shared that when the initial rehab of Well CR-72R started a large mass of hardened material (calcium and magnesium carbonates) was discovered. This change order is for the purchase of materials to treat and remove the mineral build up from the well. This well is important during the peak water session so staff wanted to make sure to get the well working again quickly.

Commissioner Barrett asked when this project will be completed? Mr. Benak was not sure but would find out and let Commission know.

**No Motion Requested**

[WC 2021-073](#)

**Volume 1 & 2 Rates and Fees Study**  
**Town Council Agenda Date: NA**

Ms. Glassman shared a presentation on the draft rates and fees for 2022. At this time, staff will likely be recommending:

Water Fund - Increase 0%

Water System Development Fees (SDF) - Increase 7%

Wastewater Fund - Decrease 5%

Wastewater SDF - Increase 4%

Stormwater Fund - Increase 3%

Stormwater SDF -

Cherry Creek Basin - Increase 4%

Plum Creek Basin - Increase 8%

Water Resources Fund - Increase 4%

Water Resources SDF -

Option 1(w/o \$15M 2021) - Increase 6%

Option 2 (with \$15M 2021) - Increase 9 %

Ms. Glassman also shared the Water Provider Comparisons graph. With the suggested rate increases CRW would stay about the same compared to other providers.

**No Motion Requested**

[WC 2021-074](#)

**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. Friday shared that CRW is working on an Intergovernmental Agreement with Pinery Water & Sanitation Dist. for water on Cherry Creek.

No Motion Requested

## COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.

## EXECUTIVE SESSION

[WC 2021-075](#)

**Executive Session: Update on Potential Acquisition of Water  
Rights for the Town of Castle Rock  
Town Council Agenda Date: NA**