

**Water Commission Mtg.
December 10, 2025**

Present: Commissioners Tony Rathbun, Edward Egnatios, Ole Gjerde, Melanie Penoyar-Perez, Brian Gaddie, David Hammelman, Kevin Snow and Jason Gray

Absent:

Guests: Chuck Kocher

Staff: Mark Marlowe, Mark Henderson, Nichol Bussey, Paul Rementer, Roy Gallea, Hannah Branning, Lauren Moore, Erin Evans, and MaryJo Reese

Start: 6:03 pm

End: 8:51 pm

Council Report

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

Commissioner Comments

Time was allowed for Commissioner Comments.

1. WC 2025-111 Approval of the October 22, 2025, Meeting Minutes

I move to approve the Minutes as presented.

It was moved by Melanie Penoyar-Perez and seconded by Ole Gjerde to approve the October 22, 2025, meeting minutes as presented. The motion passed (5-0-2) David Hammelman & Brain Gaddie abstained.

2. WC 2025-112 Resignation of Water Commissioner Ole Gjerde

Mr. Marlowe announced that the December 10th meeting will be Commissioner Ole Gjerde's last meeting. Castle Rock Water (CRW) thanked Commissioner Gjerde for his dedication and service and gave him a picture and plaque as a thank you.

3. WC 2025-113 Resolution Approving a Second Amendment to the Services Agreement with W.W. Wheeler & Associates for Phase 2 of the Quantification of East Plum Creek and Cherry Creek Basin Lawn Irrigation Return Flows (LIRF) [Various sites throughout Town]

Ms. Moore explained that this is an amendment to the W.W. Wheeler & Associates agreement for the Quantification of East Plum Creek and Cherry Creek Basin Lawn Irrigation Return Flows (LIRF). The current agreement is to quantify Zones 1 and 2 in East Plum Creek (EPC) as well as the Meadows and the deadline is for March 31, 2026.

The amendment extends the time of the agreement to December 31, 2026, which allows W.W. Wheeler to quantify Zone 3 of EPC and Zones 4 and 5 in the Cherry Creek Basin. Once the monitoring is completed CRW will be able to file water court applications.

The additional time does not change the overall budget (\$352,800.00) that was originally approved.

I move to approve the Resolution as presented.

David Hammelman moved to approve the Resolution as presented, Edward Egnatios seconded the motion. Motion passed unanimously (7-0).

4. WC 2025-114 Resolution Approving a Lease Agreement between the Town of Castle Rock and Ruppel Farms, LLC for an Agricultural Lease Agreement [Box Elder Property, Weld County]

Ms. Moore shared that the Ruppel family currently leases 560 acres of property that CRW owns in the Boxelder Creek for farming, ranching and hunting. This agreement is to extend the lease for one additional year and will end December 31, 2026.

The annual lease rate is \$16,459.90. Ruppel Farms will also reimburse the Town for the annual assessments from Henrylynn Irrigation District (HID) and Farmers Reservoir and Irrigation Company (FRICO) which will be approximately \$13,800.

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

Melanie Penoyar-Perez moved to approve the Resolution as presented, Ole Gjerde seconded the motion. Motion passed unanimously (7-0).

5. WC 2025-115 Resolution Approving a First Amendment to the Services Agreement between the Town of Castle Rock and Consor Engineering for the Plum Creek Pipeline Central to PCWPF Project [Located parallel to Plum Creek through central Castle Rock, CO]

Ms. Evans reported that this item is to amend the original agreement with Consor Engineering for design services for the Plum Creek Pipeline Central to Plum Creek Water Purification Facility (PCWPF) project. The purpose of the amendment is to add field surveys, coordination and additional utility locates.

The amendment adds an additional \$78,405 to the total contract.

Design services should be completed in September 2026.

Commissioner Rathbun asked if this is a realistic time frame? Ms. Evans explained that yes, the time frame was reasonable.

Commissioner Rathbun asked if this will bring the project to design to completion or does staff anticipate additional items will come up? Ms. Evans stated that it will definitely complete the design phase.

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

Brian Gaddie moved to approve the Resolution as presented, David Hammelman seconded the motion. Motion passed unanimously (7-0).

6. WC 2025-116 Resolution Approving the Second Amendment to the Progressive Design-Build Agreement with S.J. Louis Construction, Inc. for the Phase 2 Construction

Services for the Sedalia Lift Station and Force Main to Plum Creek Water Reclamation Authority Project *[Located in Sedalia, CO]*

Ms. Evans shared that this is a 2nd amendment to the progressive design-build agreement with S.J. Louis Construction. The purpose of the project is to design and build the main wastewater conveyance line for the Town of Sedalia and the surrounding area. This amendment in the amount of \$16,766,642.73 which reflects a total guaranteed maximum price (GMP) Agreement with S.J. Louis of \$18,397,025.20 less the previously authorized preconstruction and final design services of \$1,630,382.47. The total estimated project budget including easement acquisition and other costs is now \$19,784,296.46. CRW is requesting a budget increase of \$984,296.00. The additional costs will be recovered under the same terms set forth in the agreement with Douglas County.

Commissioner Gaddie asked if staff feel this is a worthwhile project? Staff indicated that yes, this project has many benefits and discussed those benefits.

Commissioner Gaddie asked if the schedule allows for the ARPA funds to be spent? Ms. Evans shared that the ARPA funds would be used first to make sure they were used appropriately and then the CRW funds would be used.

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

Ole Gjerde moved to approve the Resolution as presented, Brian Gaddie seconded the motion. Motion passed unanimously (7-0).

7. WC 2025-117 Ordinance Approving a System Development Fee Credit for New Residential Homes Under 2,000 Finished Square Feet *[Entire Castle Rock Water Service Area]*

Mr. Rementer gave an update on where CRW is financially as of December 1st.

Ms. Bussey shared that CRW staff are evaluating options to offer builders a discount on System Development Fees (SDFs) if they build homes with a smaller overall square footage. The team is still looking at options and will bring the final proposal to the next Water Commission meeting.

8. WC 2025-118 Resolution Approving an Equipment and Services Agreement between the Town of Castle Rock and Treatment Technology Holding, LLC for Treatment Chemicals *[Entire Castle Rock Water Service Area]*

Mr. Marlowe shared that the purpose of this agreement is for the acquisition and delivery of some of CRW's water treatment chemicals for 2026. CRW relies on the use of many chemicals including the eight different types of chemicals in this bid to properly treat water. Staff received four bids and selected Treatment Technology due to their ability to supply all the necessary chemicals requested.

The budget for chemicals in 2026 is \$750,000.

Based on discussion and consideration, staff will look at alternative bid options next year to make sure that CRW receives the best pricing.

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

Ole Gjerde moved to approve the Resolution as presented, Brian Gaddie seconded the motion. Motion passed unanimously (7-0).

9. WC 2025-119 Resolution Approving a First Amendment to the Water Rights Brokerage Agreement between the Town of Castle Rock and Stillwater Resources & Investments, Inc.

Mr. Henderson shared that this is an amendment to the water rights brokerage agreement that CRW has with Stillwater Resources, to extend the agreement time. The original agreement will expire on January 19, 2026, and since CRW is still investigating options for water in the Lost Creek Basin staff felt it was important to extend this agreement.

This agreement extends the agreement time to January 19, 2028.

Commissioner Rathbun asked if there were any significant changes to the agreement? Mr. Henderson explained that it is only a time extension, all other aspects of the original agreement are the same.

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

Melanie Penoyar-Perez moved to approve the Resolution as presented, Kevin Snow seconded the motion. Motion passed unanimously (7-0).

10. WC 2025-120 Update: Water Quality Maintenance

Ms. Branning shared that CRW will be switching from the use of Chloramines to Chlorine at the beginning of the year to do a reset on the system. She explained that there are no health issues or concerns with the switch, customers may notice a little bit different taste or smell, but the switch is very safe.

11. WC 2025-121 Update: Stormwater Follow Up

Mr. Henderson gave an update on items that CRW is working on to improve the stormwater system in Crystal Valley Ranch following the June 2024 storms.

12. WC 2025-122 Update: Craig and Gould

Mr. Marlowe shared CRW staff are currently looking into some concerns that have risen from the project that was done in the Craig and Gould neighborhood. The contractor left some issues and unfinished items and then filed for bankruptcy at the end of the project, so CRW and Town Attorney's office are working through next steps.

13. WC 2025-123 Update: Tallgrass

Ms. Moore shared an update on the Tallgrass project.

14. Upcoming Town Council Items

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 are no items at this time.

Commissioner Meeting Comments

Time was allowed for Commissioner Comments.