



Castle Rock Water Commission Meeting Minutes - Draft

Jerry Duncan
Edward Egnatios
Brian Gaddie
David Hammelman

Chuck Kocher
Melanie Penoyar-Perez
Kevin Snow

Wednesday, June 24, 2026

6:00 PM

Castle Rock Water
171 Kellogg Ct.
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 - Edward Egnatios, Jerry Duncan, Brian Gaddie, David Hammelman, Chuck Kocher, Melanie Penoyar-Perez, and Kevin Snow
- Attendance** 7 - Mark Marlowe, Mark Henderson, Paul Rementer, Josh Hansen, Lauren Moore, MaryJo Reese, and David Choi

COUNCIL UPDATE

Time was allowed for Mr. Marlowe to share a council update.

COMMISSION COMMENTS

Time was allowed for Commissioner Comments.

ADMINISTRATIVE BUSINESS

[WC 2026-068](#)

Selection of Chair and Vice Chair Town Council Agenda Date: NA

David Hammelman nominated Melanie Peynor-Perez as the Chair of the Castle Rock Water Commission.

David Hammelman nominated Brian Gaddie as the Vice Chair of the Castle Rock Water Commission.

- Yes:** 7 - Egnatios, Duncan, Gaddie, Hammelman, Kocher, Penoyar-Perez, and Snow

[WC 2026-069](#)

Approval of the May 27, 2026 Meeting Minutes Town Council Agenda Date: NA

I move to approve the Minutes as presented.

- Yes:** 5 - Egnatios, Gaddie, Hammelman, Kocher, and Penoyar-Perez

Abstain: 2 - Duncan, and Snow

[WC 2026-070](#)

November/December Meeting Dates

Town Council Agenda Date: NA

Chair Penoyar-Perez explained that the November meeting is on Thanksgiving eve and the December meeting is on the eve of Christmas Eve. Therefore, staff recommended canceling both the November and December meetings and scheduling one special meeting.

I move to cancel the regularly scheduled Water Commission meetings for November and December and schedule a Special Meeting on December 2, 2026.

Yes: 7 - Egnatios, Duncan, Gaddie, Hammelman, Kocher, Penoyar-Perez, and Snow

ACTION ITEMS (HIGH PRIORITY / TIME CRITICAL)

[WC 2026-071](#)

Ordinance Amending Ordinance No. 2023-021 Authorizing the Exercise of the Town's Powers of Eminent Domain to Acquire Certain Real Property Interests Necessary for the Plum Creek to Rueter-Hess Reservoir Pipeline Project

[Northern Castle Rock and Eastern Castle Pines] **DRAFT**

Town Council Agenda Date: July 21, 2026

Mr. Hansen shared that this is an ordinance to recommend Town Council amend Ordinance 2023-021 to authorize the use of eminent domain, for the acquisition of remaining easements needed for the Plum Creek to Rueter-Hess Reservoir (PCRHR) Pipeline Project. The amendment adds legal descriptions for the remaining properties to provide greater clarity regarding parcels that may be subject to acquisition while maintaining the Town's commitment to fair market value offers good-faith negotiations and separate Town Council authorization before eminent domain could be exercised on any individual property.

Mr. Hansen explained that the PCRHR project is a key component of Castle Rock Water's Water Resources Strategic Master Plan and will allow renewable and reusable water to be conveyed from the Plum Creek Basin to Rueter-Hess Reservoir for seasonal storage. The approximately seven-mile pipeline is designed to transfer up to 1,000 acre-feet of water annually during periods of surplus supply, improving the Town's ability to meet future peak irrigation demands. The alignment crosses 32 properties owned by approximately 20 different ownership entities. To date, easements have been completed on 11 properties, 13 remain under negotiation, and legal descriptions are being finalized for the remaining properties. Staff noted that completing the remaining acquisitions is critical to avoid delays that could increase project costs and affect the construction schedule. The current estimated construction cost for the overall project is approximately \$31.1 million, although the ordinance itself has no direct budget impact. Staff recommended approval of the amended ordinance for Town Council consideration.

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

Yes: 7 - Egnatios, Duncan, Gaddie, Hammelman, Kocher, Penoyar-Perez, and Snow

DIRECTOR FOLLOW-UP AND INFORMATIONAL / UPDATE ITEMS[WC 2026-072](#)**Resolution Approving an Agreement between the Town of Castle Rock and XXXX for Construction Services for the Plum Creek to Rueter-Hess Reservoir Pipeline Project
Town Council Agenda Date: July 21, 2026**

Mr. Hansen provided an informational update on the upcoming construction contract for the South Phase of the Plum Creek to Rueter-Hess Reservoir (PCRHR) Pipeline Project, which is scheduled for Town Council consideration on July 21, 2026.

The PCRHR project is a key component of Castle Rock Water's Water Resources Strategic Master Plan and will ultimately construct approximately seven miles of pipeline and a pump station to convey renewable and reusable water from the Plum Creek Basin to Rueter-Hess Reservoir for seasonal storage. The overall project has been divided into four phases-South, Middle, North, and Pump Station-with the South Phase being expedited to accommodate planned development and capitalize on current easement acquisition opportunities. Final design of the overall project had previously been paused because of construction budget constraints, although the Town has secured a \$1.75 million federal grant and is pursuing additional funding through the Colorado Water Conservation Board.

The South Phase includes approximately 200 feet of pipe ramming beneath the Union Pacific Railroad and Highway 85, 1,500 feet of horizontal directional drilling beneath Promenade Parkway, and 1,350 feet of open-trench 16-inch PVC pipeline across adjacent private properties. CRW is requesting a sole-source construction contract with Global Underground valued at approximately \$4.0 million, along with approximately \$350,000 for design modifications, trenchless design, permitting, railroad licensing, insurance, flagging, and construction support services provided by Providence Infrastructure Consultants. Construction of the South Phase is expected to be completed by early 2027, with the remaining phases to be bid and constructed later in 2027.

Commission Kocher asked if soil samples had been taken? Mr. Hansen explained that extensive soil samples have been taken as part of the original design. Commissioner Snow asked why this item is being done as a sole source? Mr. Hansen explained that there is an urgency to complete this phase prior to development being started in this area. He also mentioned that Global has good experience with the railroad permitting process and has been the low responsible bidder on all recent directional drilling work done for Castle Rock Water. Both of these are important parts of this phase of the overall project.

Water Commission was supportive of the project through general consensus. Final Council memos and contracts will be provided to Commission ahead of the July 21, 2026, Council Meeting.

[WC 2026-073](#)**Resolution Approving an Agreement between the Town of Castle Rock and XXX for the Security Fencing around Castle Rock Reservoir 1 & 2
Town Council Agenda Date: July 21, 2026**

Mr. Choi reported that this is a resolution to authorize an Equipment and Services Agreement for installation of permanent security fencing around the newly constructed Castle Rock Reservoir No. 1 (CRR1) and Reservoir No. 2 (CRR2) in Sedalia. The purpose of this project is to install approximately 9,020 linear feet of six-foot black vinyl-coated chain-link fencing with three strands of barbed wire, along with rolling vehicle gates, swing gates, pedestrian gates and removal of the existing perimeter wire fence.

The reservoirs represent a significant investment in the Town's water storage system, and permanent perimeter security is needed to protect the facilities from unauthorized access, vandalism, wildlife damage, and other security risks while supporting safe operations and maintenance.

Estimated project cost is \$660,000. The anticipated schedule is to begin August 3, 2026 and be completed 90 days later.

Commissioner Kocher asked about the barb wire design. Mr. Choi explained the security oriented nature of the barb wire design.

Commissioner Gaddie questioned why the fencing wasn't part of the original contract? Staff explained that it was just an oversight in the original agreement but that it might have been a good thing as there are currently 17 vendors interested in bidding.

Water Commission was supportive of the project through general consensus.

Final Council memos and contracts will be provided to Commission ahead of the July 21, 2026, Council Meeting.

[WC 2026-074](#)

Resolution Approving a True-Up Payment for the WISE DIA Connection Project Invoice from South Metro WISE Authority

[Denver City and County]

Town Council Agenda Date: June 16, 2026

Ms. Moore shared that this was an informational update regarding a resolution authorizing Payment of a \$712,851.93 true-up invoice from the South Metro WISE Authority (SMWSA), representing Castle Rock Water's 22.5% share of the final costs for the WISE Denver International Airport (DIA) Connection Project. The total project true-up invoice is \$3,168,230.81.

She also explained that Castle Rock joined the South Metro WISE Authority in 2013 and has received WISE water since 2018. The DIA Connection Project was a collaborative effort between SMWSA, Denver Water, and Aurora Water to construct approximately six miles of 18-inch pipeline and a flow control and metering facility that connects Denver Water's DIA supplies to Aurora Water's Prairie Waters system. This infrastructure allows renewable and reusable water supplies to be treated and delivered to WISE member agencies while also providing Denver Water with an emergency drought supply. Construction began in June 2024 and is now complete.

Castle Rock Water's average WISE allocation is 2,250 acre-feet per year, providing an important renewable water source that is interruptible approximately two out of every ten years. Since joining the partnership, Castle Rock Water has invested nearly \$66 million in WISE infrastructure and water supply projects. Including this true-up payment, the Town's total contribution toward the DIA Connection Project will be approximately \$2.71 million. Staff also advised that one major WISE infrastructure component remains-the planned desalination facility, currently estimated to cost \$63.18 million for Castle Rock Water's share.

Commissioner Gaddie asked if this was originally committed at the beginning of the WISE agreement? Staff explained that yes CRW committed to the project and have been aware of the costs as the project was constructed and completed.

[WC 2026-075](#)

Update On Eminent Domain Hearings for the Sedalia Lift Station and Force Main Project
Town Council Agenda Date: NA

Mr. Henderson shared that staff were able to complete all the necessary easements for the Sedalia Lift Station project, prior to the June 16th Town Council meeting.

Mr. Marlowe congratulated Mr. Henderson and Ms. Evans on the amazing work they did to get these completed.

[WC 2026-076](#)

2027 Proposed Capital Budget
Town Council Agenda Date: NA

Mr. Rementer and Mr. Marlowe shared an update on the 2027 planned Capital Improvement projects.

[WC 2026-077](#)

Proclamation: Smart Irrigation Month - July 2026 and a Drought Update
Town Council Agenda Date: 1st Reading June 16th, 2nd Reading July 7th

Mr. Marlowe explained that this is a proclamation claiming July as Smart Irrigation Month. Mr. Marlowe also shared a drought update.

[WC 2026-078](#)

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 staff doesn't have information ready yet.

There were no items at this time.

COMMISSIONER MEETING COMMENTS

Time was allowed for Commissioner Comments.