

# CASTLE PINES NORTH



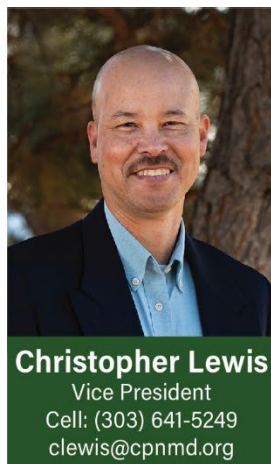
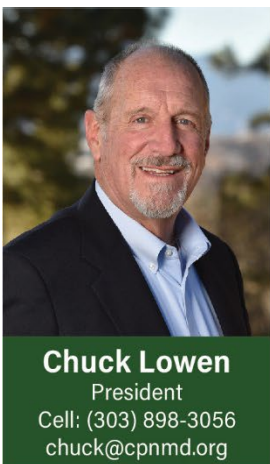
## METROPOLITAN DISTRICT

### Board Meeting Agenda

Monday, October 24, 2022, at 6:00 p.m.  
7404 Yorkshire Drive, Castle Pines, CO 80108

CPNMD residents are welcome to **Zoom** in or participate in person. To Zoom in, please sign up before 12:00 noon on the day of the board meeting and follow the step-by-step instructions at [cpnmd.org/cpnmd-zoom-meeting-sign-up](http://cpnmd.org/cpnmd-zoom-meeting-sign-up).

- I. Welcome. Call meeting to order. Pledge of Allegiance.
- II. Roll call. Determination of quorum. Disclosure of potential conflicts.
- III. Consider approving the October 24, 2022, board meeting agenda.
- IV. Consider approving July 25, 2022, board meeting minutes.
- V. Consider approving the board’s August 17, 2022, study session minutes.
- VI. Consider approving August 22, 2022, board meeting minutes.
- VII. Consider approving the board’s September 21, 2022, study session minutes.



The Castle Pines North Metro District provides clean, safe, reliable, on-demand drinking water, wastewater, stormwater, parks, trails, and open space services to the people of Castle Pines, west of I-25.

Board meetings are available for viewing via live video stream and video recording at [cpnmd.org](http://cpnmd.org).

- VIII. Consider approving September 26, 2022, board meeting minutes.
- IX. Public comment period. (Three-minute maximum per person).
- X. Parks, Trails & Open Space Manager's report.
  - A. Consider adopting staff/consultant team's proposed skate park facility location and construction timeframe.
- XI. Finance Director's report.
  - A. Status of 2021 Audited Financial Statement.
  - B. Overview and status of CPNMD's 2022 budget and finances.
  - C. Consider approving claims for payment including checks numbers 27044 – 27315, and electronic payments for June 11, 2022, through October 18, 2022.

	<b>Approve</b>	<b>Ratify</b>	<b>Totals</b>
General Fund & Debt Service	\$ 14,750.96	\$ 397,030.74	\$ 411,781.70
Enterprise Funds	\$ 442,795.03	\$ 3,302,179.95	\$ 3,744,974.98
Electronic Payments (all funds)	\$ —	\$ 495,645.39	\$ 495,645.39
<b>Total Expenditures</b>	<b>\$ 457,545.99</b>	<b>\$ 4,194,856.08</b>	<b>\$ 4,652,402.07</b>

- D. Adopt 2023 budget and certify mill levy by December 15, 2022.
- E. 2023 adopted budget filed with the Colorado Department of Local Affairs (DOLA) by January 31, 2023.
- F. Outstanding 2023 budget-development questions and considerations.
  - 1) Status of CPNMD's water and wastewater rate study Erik Helgeson of Bartle Wells Associates.
  - 2) Annual consideration of cost-of-service rate and fee adjustments for water and wastewater utility services?

- 3) Extend or rescind the existing temporary mill levy reduction?
- 4) Extend or rescind the existing elimination of the \$15 renewable water investment fee on customers' monthly water bills?

XII. Legal Counsel's report.

- A. Status and timing of integrated stormwater, parks, trails & open space facilities IGA with the City of Castle Pines.
- B. Status of litigation against the developer, Ventana Capital, for deficient Lagae lift station and associated costs.
- C. Consider adopting Colorado Family Medical & Leave Insurance (FAMLI) Opt-Out Resolution.
- D. Consider a draft best practice, standard-of-conduct resolution requiring Directors to discuss concerns about contractors and staff exclusively in CPNMD board executive session(s).

XII. Interim District Manager's report.

- A. Homepage Non-Emergency Alert.
- B. Nathan's News.
- C. Open House at InterConnect Pump Station & Pipeline facility, from 7:30 a.m. to 10:00 a.m., Friday, October 28, 2022.
- D. Two Tuesdays with Travis: a series of informal discussions on the first and second Tuesday mornings of each month about CPNMD-specific topics on constituents' minds; will commence November 1st & 8th, from 7:30 a.m. to 9:00 a.m., at the Castle Pines North Community Center.

XIII. Directors' matters.

XIV. Adjourn.

**Our next monthly board meeting is scheduled for 6:00 p.m., Monday, November 14, 2022.**

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**Proposed  
Skate Park  
Location**

**Existing Restroom**



691

Hidden Point Blvd

Hidden Point Blvd



**Pickle Ball**



Coyote Ridge Park 

**Proposed Skate Park**



...a Dr

 Serena Dr

Serena Dr

Hidden Point Blvd

t Blvd

# CASTLE PINES NORTH



## METROPOLITAN DISTRICT

October 2022

### **TWO NON-EMERGENCY ALERTS**

First, this is the time of year we usually switch water supply sources from our network of deep-water wells in the Denver Basin Aquifer System to our 1,006 acre-foot of renewable water in Chatfield Reservoir. Via a long-standing contract, the Centennial Water & Sanitation District (Highlands Ranch) treats our renewable water supplies, which we then pump through our InterConnect Pump Station & Pipeline to three distribution points in our water distribution system.

This month, however, our staff/consultant/contractor team will replace literally every valve in our water treatment plant. Additionally, Centennial WSD is substantially expanding and upgrading its own water treatment plant. This combination of factors requires that we take our water treatment plant offline for twenty-one days. Thankfully, our renewable water supply in Chatfield Reservoir, our longstanding relationship with Centennial WSD that treats our renewable water, and the redundancy of our water distribution system via the InterConnect Pump Station & Pipeline allow us the flexibility to do so seamlessly.

Consequently, per our recent broadcast email, we begin utilizing our InterConnect Pump Station & Pipeline on Friday, October 7, 2022, with the intent of reverting to our aquifer wells starting Tuesday, November 1, 2022.

Switching water sources can stir up calcium and iron residuals in the water lines. Though the water remains safe to drink, if you encounter discolored water, please report it by clicking the E-MAIL US @ link in the upper right of our homepage and completing the brief web-based form. We will dispatch a crew to flush the water lines in your neighborhood. Before reporting the discoloration, however, please consider turning on the faucets in your home to flush lines.

Centennial WSD intends to execute additional upgrades to its water treatment facility next year, though the impact on our water source is, for the moment, unclear. We will apprise you when we know more.

Once Centennial WSD completes its water treatment plant upgrades and capacity improvements, we anticipate reverting to our usual, twice-annual water source switchover as follows:

- From October 1st through April 30th of each year, CWSD will continue treating CPNMD's renewable water supply in Chatfield Reservoir; and
- From May 1st through September 30th of each year, we will continue to utilize our deep-water wells in the Denver Basin Aquifer System.

Second, your October 2022 water bill includes a state-mandated, non-emergency notice of undocumented storage tank inspections from March 2022. The state requires water districts to periodically perform comprehensive inspections of their storage tanks. Though we scheduled the necessary tank inspections long ago, we failed to complete the work before the state required us to notify customers. Our staff/consultant team has established processes and protocols for filing the applicable reports promptly with the state. Our periodic tank inspection program now meets or exceeds state regulations.

We sincerely apologize for the oversight.

# CASTLE PINES NORTH



METROPOLITAN DISTRICT™

October 2022

## Nathan's News



### Insights from Interim District Manager Nathan Travis

As we wind down our annual irrigation and landscape season, our parks, trails, and open space division is making big moves! Beginning construction on the much-anticipated pickle ball courts last month presented unexpected challenges for our staff/consultant team. Special thanks to our Parks, Trails, and Open Space Manager David Anderson. Through his hard work, creative problem-solving, and collaboration with the City of Castle Pines, we identified a workaround to a perplexing problem that had stalled the pickleball court groundbreaking for months. The issue has a long and complex backstory, so I'll spare you the details here. Now that the project is underway, some have raised the following concerns and questions. We hear you!



**Q: What will CPNMD do to mitigate noise from the pickleball courts once they open?**

A: David Anderson and pickleball court designer, Carl Henry, are working with the installation contractor on a court design modification that will result in sound-mitigation panels. Our staff/consultant team will present the updated pickleball court design to the board of directors during its study session on Wednesday, October 19, 2022.

**Q: What about the Skate Park?**

A: Younger residents and their parents have expressed sadness about losing their favorite community amenity. As a former "park rat" (a term that dates me a bit), I take their comments to heart.

First, we've identified two potential locations for the new skate park. Carol Henry of Design Concepts is developing preliminary conceptual drawings for both location options, which she will present to our board of directors for initial review in October or November 2022.

Second, with what I hope will be the board's blessing, the construction and opening of our new skate park facility will occur as part of Phase 2 in 2024. Special thanks to Director Christopher Lewis, whose relentless advocacy created essential momentum for accelerating the skate park.



## BUT WAIT, THERE'S MORE!

I buried the lead here, but with so many exciting things going on, I couldn't decide where to start. *Drum roll, please...*

*We are collaborating with the City of Castle Pines to quickly and responsibly consolidate CPNMD's 352 acres of open space, fourteen miles of eight-foot-wide, paved trails, and three parks under City management. Doing so will enable us to focus exclusively on our water and wastewater utility infrastructure and services while thoroughly vetting potential inclusion partners. In addition:*

- Given the stormwater, parks, trails, and open space services which the City of Castle Pines is developing in The Canyons east of I-25, consolidating our community parks, trails, open space, and recreational services under the City's jurisdiction will reduce administrative overhead, lower cost, and enable more efficient planning, operations, and management.
- The City has signaled its commitment to water conservation, including replacing Kentucky Bluegrass sod and other water-intensive vegetation on CPNMD and City land with waterwise/xeric vegetation.
- The City has also signaled its intent to honor CPNMD's planned capital investments, including Phase 1, 2, and 3 improvements to Coyote Ridge Park.

Our chief legal counsel, Kim Seter, and city attorney, Linda Michow, are drafting an Intergovernmental Agreement (IGA) for the CPNMD board and city council to consider this year. *Should the board and city council approve the IGA, our parks, trails, and open space operations and management could move to the City's contractual jurisdiction as soon as March 2023!*

Shortly thereafter, with CPNMD's support, the City could schedule a special election seeking voter approval to reallocate an as yet undefined portion of CPNMD's existing mill levy to the City of Castle Pines – *without raising CPNMD's residential and commercial property tax rate (mill levy).*

Of course, we are working through a myriad of nitty-gritty details. However, our meetings with City's staff/consultant team are encouraging. At this juncture, both jurisdictions appear keen to finalize and execute a fiscally responsible consolidation of parks, trails, open space, and recreation facilities without delay and for the benefit of all residents.

**One a personal note:** Our staff/consultant team is uniformly dedicated to providing our residents with quality, timely service. We take the quality of every service we provide seriously.

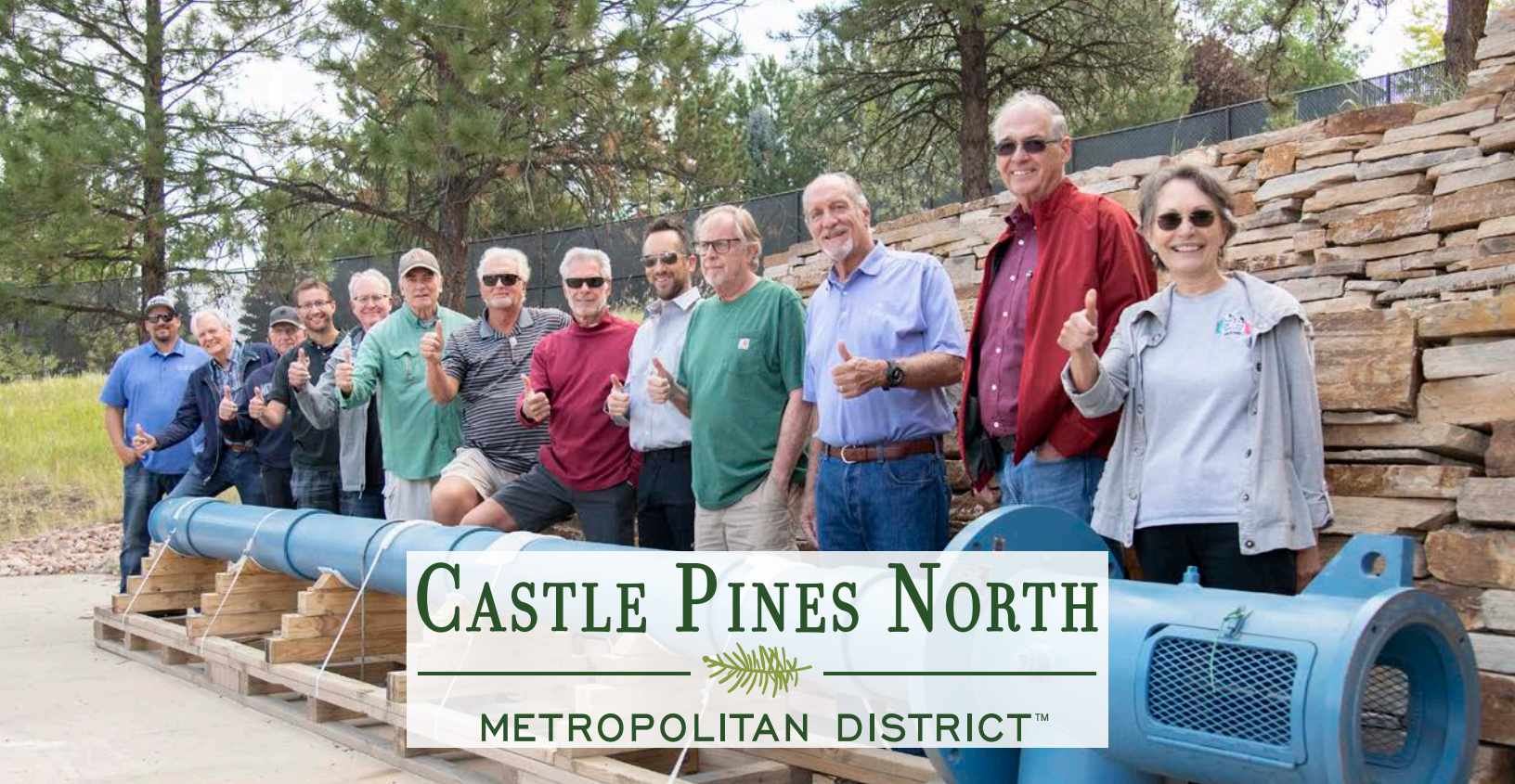
When you have questions or concerns about our parks, trails, open space, drinking water, wastewater services or stormwater, please don't hesitate to ask for me directly. You may reach me via the **E-MAIL US @** link in the upper right of our homepage at [www.cpnmd.org](http://www.cpnmd.org); simply complete the brief online form. Residents can always call me at (303) 688-8550.

Your feedback is the best tool we have to ensure we deliver a fantastic outdoor experience and safe, high-quality drinking water to you and your family. We care and are listening.

Please stay engaged, keep an eye on our website, and monitor our board meetings and study sessions. More to come...



*"Remember we're all in this together."*  
– Red Green



**CASTLE PINES NORTH**  
METROPOLITAN DISTRICT™

**A thank you, an Open House & Two Tuesdays with Travis**

*Infrastructure investments pay immediate & obvious dividends.*

Many thanks to the several dozen homeowners who joined me for one of five guided tours of our newly renovated water treatment plant. By all accounts, the tours were fantastic. Check out the feedback and photos on pages three through six below. We are eager to schedule additional tours. Interested homeowners and HOAs should contact our communications director, Ken Smith, at [ken@cpnmd.org](mailto:ken@cpnmd.org).

“ We’ve invested roughly \$3 million in our water treatment plant this year. With the board’s blessing, I anticipate investing another \$7 million in water-infrastructure upgrades in 2023. Cost figures for the infrastructure improvements and system upgrades we executed over the last ten months are about seventeen percent less than the projected costs identified in the Parker Water & Sanitation District Inclusion condition assessment, even as we make capital investments beyond those identified. ”

**Nathan Travis**  
Interim District Manager  
[nathan@cpnmd.org](mailto:nathan@cpnmd.org)  
(303) 688-8550



## Invitation #1: Open House

Please join us for an **Open House** at our \$12 million InterConnect Pump Station & Pipeline, conduits for our community's 1,006 acre-feet of renewable water stored in Chatfield Reservoir.

Date: Friday, October 28, 2022

Time: 7:30 a.m. to 10:00 a.m.

Location: CPNMD's InterConnect Pump Station

Directions: Located adjacent to Highlands Ranch, roughly two blocks south of Rocky Heights Middle School, on the west side of north Monarch Blvd. Turn left/west onto an obscure dirt road we will mark with balloons, signage, and a greeter that morning.

RSVP: Because the InterConnect Pump Station & Pipeline are critical infrastructure, *we require RSVPs*. Please RSVP via our [web-based form](#) no later than 12:00 noon, Wednesday, October 27, 2022.



## Invitation #2: Two Tuesdays with Travis

Please join me for **Two Tuesdays with Travis** — a twice-monthly series of informal discussions about any CPNMD-specific topic on your mind.

Dates: Tuesday, November 1 & 8, and the first two Tuesdays each month after

Time: 7:30 a.m. to 9:00 a.m.

Location: Castle Pines North Metro District

Address: 7404 Yorkshire Drive, Castle Pines, 80108

We will provide morning refreshments. RSVPs are unnecessary. **Simply show up with a neighbor and your coffee mugs, and let's catch up!** (We will remind you as we get closer to the two Tuesdays each month.)



# Here's what your neighbors say about their experiences touring our water treatment plant...

*"Thanks so much for coordinating the tour of the Water Treatment Plant. It was very enjoyable and educational. Most impressive is the extent of knowledge and expertise Ken and Nathan exhibit. There was no hesitation from Nathan on the most technical questions about plant operations or recent issues the District experienced. It's obvious Nathan is the logical choice as the District Manager for the District as there is no substitute for the "Tribal Knowledge," relationships, and skills he has developed over the years. Thanks again for taking the time to educate us. Keep the tours going as long as possible; they are an invaluable service to our community."*



## **Scott & Susie Ellison**

Royal Hill Neighborhood Homeowners since 1990



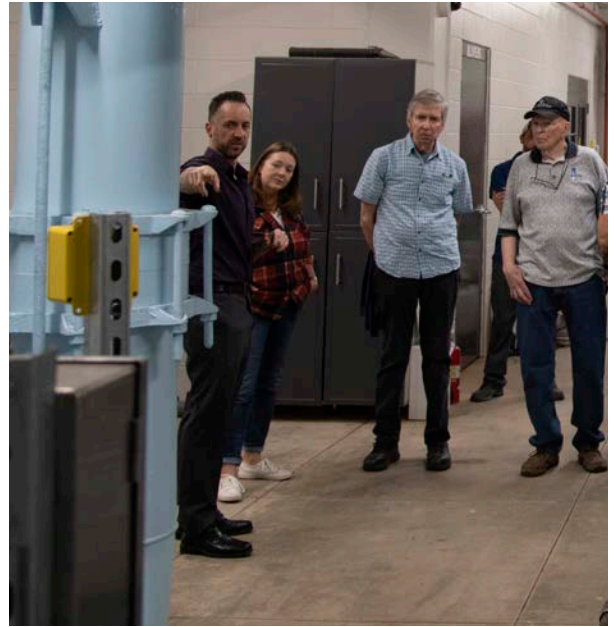
*"What a great tour! We learned all kinds of information and have much greater respect for the amount and quality of work CPNMD's team does. The tour was interesting, informative, and enjoyable and gives us confidence in the services CPNMD provides and the resulting water quality for our community. Keep up the good work."*

## **Steve & Donna Packard**

5-Year Knights Bridge  
Neighborhood Homeowners



*“I’m impressed! Before our tour, I frankly had some concerns and questions about our water treatment system and capacity. In the short term, I left the tour confident in our drinking water quality and supplies. In the longer term, I’m eager to see how CPNMD’s Inclusion negotiations progress with our neighbor, the Centennial Water & Sanitation District. For those in our community wanting critical resource security and sustainability with lower water bills, rate increases, and cost trajectories in future years, I think integrating CPNMD’s water and wastewater utilities with a larger water provider is probably the most responsible way to achieve that objective.”*



**Nancy Pellegren**

Castle Pines’ Native & Buffalo Ridge Neighborhood Homeowner



*“Our water plant tour was informative and well organized. It presented the in-depth details of the entire operation. As an engineer, I appreciated the nuts-to-bolts explanation of each step in the water-treatment process. Hats off to our metro district! I encourage fellow homeowners to check it out.”*

**Steve Gransee**  
23-Year Noble Ridge  
Neighborhood Homeowner



*I now understand that water is more than something we drink, bathe in, irrigate the yard, and flush down our toilets. Believe me, the tour was more than learning about where our water comes from — we also learned about the incredibly complex journey it takes as surface water or deep-well aquifer water to our taps.*

*“Under the guidance of the district’s interim district manager, Nathan Travis — a man with more than a decade of service to our community and over twenty years of field experience — we embarked on a tour that none of us will soon forget. We entered a building filled with pipes, humming electric motors, computers, chemical injectors, generators, and a giant storage tank and learned that the treatment of safe-to-drink water is a complex and highly technical operation. I came away thinking that potable drinking water is, in some respects, analogous to crude oil that comes into a refinery in a raw state and may leave as refined jet fuel. Both processes require knowledge, skill, diligence, and highly specialized 24/7 operations in modern, secure facilities.*

*“Admittedly, the early morning coffee and the yummy locally sourced Bundt cakes were a draw. Soon after our early morning meet-n-greet, we were shuttled to a clean, modern-looking plant. We were guided through the entire water treatment process and met various plant operators, who explained their respective jobs in detail. Nathan’s technical expertise and knowledge of the plant’s operation instilled in the dozen or so of us on the tour confidence that the metro district’s water is consistently safe to drink and high-quality. He explained future plant improvements and the district’s ongoing efforts to ensure reliable and sustainable sources of renewable water for the future of Castle Pines residents.*

*“Thanks for the great tour and the public outreach. When I got home from the tour, I had a big glass of water and really enjoyed it!”*

**Don Reese**

20-year Brambleridge Neighborhood Homeowner

