

**CASTLE PINES NORTH METROPOLITAN DISTRICT
REGULAR MEETING MINUTES
March 27th, 2023 – 6:00 p.m.**

HELD: Monday, March 27th, 2023 at 6:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado.

ATTENDEES: Directors Chuck Lowen, Tera Radloff, Jason Blanckaert; Denise Crew and Chris Lewis were present. Nathan Travis, District Manager was present as well as Kim Seter, Legal Counsel; David Anderson, District Parks, Trails & Open Space Manager; Corby Wise, videographer; and Terrence Lovett, live stream technician.

CONFLICTS: None.

QUORUM: Present.

CONSIDERATION OF AGENDA OF THE MEETING OF THE BOARD OF DIRECTORS AND THE MINUTES OF THE: Upon motion by Director Radloff the agenda was approved unanimously. Board meeting minutes from February 22, 2023 regular and February 27, 2023's special meeting minutes were unanimously approved.

PRESENTATION OF LIFT STATION REHABILITATION FINDINGS: District engineer Greg Sekera presented the plan which was prepared in conjunction with Kennedy Jenks relating to the Lift Station Rehabilitation project. Nathan Travis, District Manager, provided comments on the plan and staff supported recommendations. The plan responded to the compliance order that the District has been under from the State.

Mr. Sekera presented his findings to the Board, explaining that he had reviewed all of the District's eight lift stations with the current regulations in mind, in particular how they are consistent (or not) with existing engineering and environmental standards. They also looked at past reviews done by past engineers. Per Mr. Sekera, the main problem to be solved is wastewater overflowing after a catastrophic event. As the lift stations currently exist, a catastrophic event would result in wastewater overflowing into drainageways, in major violation of state and local regulations, which require overflow protections.

Mr. Sekera and Mr. Travis presented two different solutions. The first is to reconnect the first and second lift station. The second would be to decommission the first and second lift stations and redirect that flow to the fifth lift station. The first solution is less expensive in the short term: it had an estimated to cost \$6.5 million, while the second solution had an estimated to cost \$9.3 million. Mr. Sekera emphasized that the timelines presented for either project were subject to change. In particular, he noted that the State has control over final approval of the project, and that he is unsure how long they might take to approve the permits/project. Further, given the fact that delivery of construction

materials, in particular electrical materials, has been plagued with delays and uncertainty.

Board members asked questions about which solution was better. Mr. Travis and Mr. Sekera both indicated their preference for the second solution. To begin, all sites require upgrades. Removing pumps #1 and #2 gives the Board an opportunity to rework a system that was poorly designed from the outset, including removing lift stations from public open spaces. In addition, because lift stations are the most expensive components of a wastewater system, reducing their quantity is always a good thing. However, removing #1 and #2 also has many unknowns: it will require obtaining permissions and easements from homeowners, and it is not clear how much space will be required to achieve these goals. The work may produce disruptions to roadways and homeowners. In addition, this path will require additional surveying and engineer work to determine what is needed in order to decommission #1 and #2 and redirect these flows.

Mr. Travis requested that the Board make a motion to move forward to final design for all lift stations except #1 and #2, and to conduct a more in-depth feasibility study for #1 and #2, with a focus on producing the least amount of delay. Director Lewis made this motion, Director Radloff seconded, and the Board approved it unanimously.

PARKS AND OPEN SPACE REPORT: David Anderson provided a parks and open space report, emphasizing preparations for summer and various tree mitigation efforts.

The Board also discuss snow removal efforts, noting the great job that David's team had done.

FINANCE DIRECTOR'S REPORT: Phyllis Brown attended by Zoom. Ms. Brown noted that there were no major updates to the audit schedule. Director Lowen emphasized the need to get the 2021 audit completed.

Ms. Brown also reported that water bill usage had increased 31% since last year. Mr. Travis posited that this increase might be due to the number of taps that were installed, which were greater than anticipated. He also noted that some tap usage wasn't being measured accurately, and that had been reconciled in the month of January.

Upon motion made, seconded and unanimously carried, the Board approved and ratified checks numbering 27641-27727 and electronic payments issued from February 23rd through March 23rd, 2023.

Across all funds, including the general fund, enterprise fund, and electronic payments the Board moved for, seconded, and voted unanimously to approve a total expenditure and ratification of \$1,299,891.37

LEGAL COUNSEL'S REPORT: Legal Counsel, Kim Seter, presented the legal status report.

To begin, Mr. Seter informed the Board that the May 2023 election would take place as there are more candidates running than seats open for election. Mr. Seter listed each candidate and outlined the process for the election.

With regard to the Parks and Recreation IGA, Mr. Seter presented his own questions on the IGA to get guidance from the Board as to their desired path forward. The Board provided Mr. Seter thorough input to contribute to negotiations with the City.

DISTRICT MANAGER REPORT: District Manager Travis presented his written report and asked for questions.

There being no questions, Mr. Travis updated the Board on the Conservation plan. He requests that the audits be completed in order to complete a full rate study. This will a bigger conversation that can't happen until the audit.

He wants the Board to provide notice regarding a rebate expansion discussion for addition to the April agenda. Mr. Travis wants to understand how much is spent on rebate programs, in particular sod replacement rebates. Mr. Travis also suggested an April discussion item regarding the creation of mandatory watering schedules, with a particular emphasis on multi-family commercial properties.

Mr. Travis also mentioned issues stemming from the previous week's study session relating to the duty operator paging system. He updated the Board that they are in the process of transitioning to an IP phone system. He explained how these changes will enable them to respond to after-hour requests and emergencies. It will also enable the staff

Mr. Travis also discussed an event that produced a massive amount of brown water to be stirred up. In response to the events, Mr. Travis, along with his staff, determined to move the fire hydrant back to avoid being hit by semi-trucks. This change did not interrupt water service or traffic disruption. However, when the contractor came out to do the work, the fire hydrant was under pressure. They lost hundred of thousands of gallons of water and as a result of the velocity and volume of water moving through the system, it resulted in iron being stirred up. Mr. Travis is reviewing safety protocols in order to avoid this situation in the future.

Mr. Travis lastly provided an update on the website's launch date, which could be delayed due to some issues with video information being transferred over to the new site.

DIRECTOR MATTERS: Director Lewis wanted to discuss water and sewer responsibilities, including possible future inclusion with Parker. From the District's perspective, he wanted to understand what would be best for the people of the District. He suggests that counsel investigate the process of dissolution with the City or to do an IGA with the City in order to give the City more leverage with Parker. This also furthers the goal of reducing the levels of government in the community.

Director Lowen suggested requesting a meeting with the City to see if this is something that the City would be interested in. He asked Director Radloff, based on her experience with the City, whether this is a viable option. She explained that the City does not want to be in the water business, and thus she does not think these discussions would be fruitful. Her priority is getting the two IGAs in place.

Director Lowen and Director Lewis both felt that the District is on track with its current tasks.

ADJOURN: With all other business to come before the Board having been addressed, Director Lowen adjourned the meeting at 8:33 p.m.