

**CASTLE PINES NORTH METROPOLITAN DISTRICT  
REGULAR MEETING MINUTES  
MAY 17, 2021 – 6:00 p.m.**

**HELD:** Monday, May 17, 2021 at 6:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado.

**ATTENDEES:** Directors David McEntire, Robert Merritt, Denise Crew, and Charles Lowen were present. Director Chris Lewis was present virtually. Also present virtually were District Legal Counsel, Kim J. Seter, Esq.; District Finance Director, Amanda Castle; Craig Miller, District Parks and Open Space Manager. Deborah Mulvey and Councilwoman Engerman, Castle Pines City Council’s Designated Liaison to CPNMD, District Manager, Jim Worley; Ken Smith, Director of Communications; Corby Wise and Terrence Lovett of the Communications Team were physically present.

All virtual participants were present via Zoom.

**CONFLICTS:** None.

**QUORUM:** Present.

**CONSIDERATION OF AGENDA OF THE MAY 17, 2021 REGULAR MEETING OF THE BOARD OF DIRECTORS AND THE MINUTES OF REGULAR MEETING OF APRIL 19, 2021:**

Upon motion by Director Lowen and second by Director Crew, the agenda of the May 17, 2021 special meeting and the minutes of the April 19, 2021 special meeting were approved as presented.

**DIRECTOR REFLECTIONS ON VOTER APPROVED INCLUSION:**

Director McEntire noted the voter turnout in the election and the overwhelming majority of voters in favor of the inclusion. Director Lowen expressed surprise that more constituents did not participate in the election, and noted his confidence that phase 2 will be equally as successful and fiscally responsible. Director Crew thanked the constituents and her fellow directors for all the support and work to this point in the inclusion. Director Merritt noted that 96% of voters voted in favor of the inclusion. Director Merritt thanked Director McEntire for his dedicated efforts. Director Lewis noted that the 34% voter turnout could be improved. Director Lewis thanked all the consultants for their efforts as well. Director McEntire noted that it was time to reject the inherited 2015 renewable water plan. He noted that the Board will be considering the remaining District services over the next eight months, prior to the effective date of the inclusion.

**PROJECT UPDATES AND INSIGHTS FROM THE CITY OF CASTLE PINES:**

Councilwoman Mulvey congratulated the board concerning the inclusion election. She

noted Councilwoman Engerman will be the new liaison from the City. She thanked the Board for the opportunity to provide updates to residents during District meetings and all the collaboration over the years.

Councilwoman Engerman noted that the contractor has been hired to begin the construction project on Castle Pines Parkway as soon as possible. She noted that an IGA with the District concerning the joint construction efforts still needs to be finalized, but that construction may begin on the south side of the Parkway. Director McEntire discussed obstacles to the construction and noted his availability to councilwoman Engerman.

**PUBLIC COMMENT:** There was no public comment at this time.

**OPEN SPACE MANAGER'S REPORT:** District open space manager, Craig Miller, presented his report. He noted that the irrigation system will not be run until June 1 due to the high levels of moisture. He also noted that the free irrigation system audits are still available to constituents. He discussed that soil samples were taken along Monarch that were damaged resulting from the City's de-icing/ snow removal practices. He noted that the salinity, alkali, boron and PH levels in the soils were too high to support growth of xeric grasses. Director McEntire inquired concerning the replacement ratio for plant life. Mr. Miller noted that it is far more than a 1:1 ratio. Director Lewis thanked the church group for conducting their clean-up effort in Coyote Ridge Park.

**FINANCE DIRECTOR'S REPORT:**

District Finance Director, Amanda Castle, presented the financial report. She discussed that 61.78 % of property taxes have been collected to date, with specific ownership taxes higher than projections for 2021. She noted that water usage is trending lower than average. She noted that they are reviewing the draft audit to be considered and approved by the Board by the end of July. The Board reviewed and discussed the District financial report for the period ending April 30, 2021. Upon discussion, a motion was made by Director Crew to accept the financial report as presented. The motion was seconded by Director Merritt and was approved 5-0.

The Board considered checks numbered 26006-26061 for approval/ratification. Pursuant to discussion amongst the Board, a motion was made by Director Crew to approve/ratify the current payables through the month of April 2021 as presented. The motion was seconded by Director Merritt and was approved 5-0.

**LEGAL COUNSEL'S REPORT:**

Legal Counsel, Kim Seter, presented the legal status report. He noted that he is conducting weekly meetings with PWSD concerning the inclusion process. He also thanked Councilwoman Mulvey for the information she provided concerning the HOA entryways. Director McEntire directed counsel to contact Tom Weldon concerning the Castle Pines North Foundation matter.

**DISTRICT MANAGER’S REPORT:**

The District Manager, Jim Worley, presented his report. He discussed the Forest Park odor mitigation efforts, noting that they replaced some manholes with better seals but that the most impressive effort was the pilot project. He reported that the pilot project injection effort has worked extremely well, and the District is no longer receiving calls concerning the odor. Director Lewis inquired concerning the risk and resiliency study. Mr. Worley reported he is meeting with Kennedy Jenks to complete the study by June 30<sup>th</sup>.

Mr. Worley reported that he has been working with the City on the Castle Pines Parkway/Waterline IGA and construction project. He noted the northside of the Parkway contains the District waterline, and that the project is well on its way. Director McEntire noted that the IGA has been considered for several months.

Director Lowen discussed the pattern of vegetation being destroyed and repaired in a vicious circle, whether due to snow removal efforts or trucks driving through. Director McEntire noted that the remedial work is slated to begin this Fall, and that it is a start on the road to fixing the issue.

**DIRECTORS’ MATTERS:**

Director Lewis noted that the remediation of the soils and vegetation along Castle Pines Parkway is crucial. He suggested that the City find different chemicals for snow removal. Director Merritt noted that the plan going forward will be an improvement. Mr. Miller noted that the chemicals may be correct, but the methodology the City uses to apply the chemicals is flawed, causing damage to vegetation and soil.

**CLOSING PUBLIC COMMENT:** There was no additional public comment.

**ADJOURN:** With all other business to come before the Board having been addressed, Director Merritt moved that the meeting be adjourned at 7:35 p.m. The motion was seconded by Director Lowen and was approved 5-0.