

**CASTLE PINES NORTH METROPOLITAN DISTRICT
SPECIAL MEETING MINUTES
DECEMBER 14, 2020 – 6:00 p.m.**

HELD: Monday, December 14, 2020 at 6:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado.

ATTENDEES: Directors David McEntire, Charles Lowen, and Robert Merritt were present. Director Denise Crew and Chris Lewis were present virtually. Also present were District Manager, Jim Worley; District Legal Counsel, Kim J. Seter, Esq.; District Finance Directors, Eric Harris and Amanda Castle; Craig Miller, District Parks and Open Space Manager, Ken Smith, Director of Communications; Corby Wise and Terrence Lovett, Communications Team; Deborah Mulvey, Castle Pines City Council's Designated Liaison to CPNMD. Approximately ten district residents were present virtually. All virtual participants were present via Zoom.

CONFLICTS: None.

QUORUM: Present.

CONSIDERATION OF AGENDA OF THE DECEMBER 14, 2020 SPECIAL MEETING OF THE BOARD OF DIRECTORS AND THE MINUTES OF REGULAR MEETING OF NOVEMBER 16, 2020:

Upon motion by Director Lewis and second by Director Lowen, the agenda of the December 14, 2020 special meeting and the minutes of the November 16, 2020 regular meeting were approved as presented.

PUBLIC COMMENT: District Resident, James Keegan, inquired regarding a foul sewer smell in Forest Park and the District's ability to remediate same. Director McEntire reported that he only just learned of the issue. District employee, Nathan Travis, reported that he and Mr. Worley had engaged in meetings regarding the smell. He noted that it is a result of off-gassing. He noted the installation of new manhole covers with odor removal filters and vents. He explained that the weather is the only delay in the remediation effort and that hopefully the work may be performed by year-end. Director McEntire requested that the odor remediation effort be included in the District Manager's report and included as a monthly agenda item.

District resident, Patrick Henry, requested clarification regarding the 2.58% water and wastewater rate increases. Director McEntire noted that a detailed explanation would be provided by District finance director, Eric Harris.

District resident, Dennis Riggle, reported that he has discovered black, dirty water in his shower. Mr. Worley requested that Nathan Travis contact Mr. Riggle to investigate and resolve the issue.

District resident, Ronald Arland, noted that he recently moved into the area. He inquired as to why certain items on his water bill are not based on water usage. Director McEntire noted that certain fees are related to costs which are not tied to individual water usage, rather the fees are related to the provision of water through the water infrastructure. Mr. Worley offered to discuss the District water bills in detail with Mr. Arland.

PROJECT UPDATES AND INSIGHTS FROM THE CITY OF CASTLE PINES:

Councilwoman Mulvey discussed that the City of Castle Pines budget was approved at the December council meeting. She noted that significant changes were made from the draft budget. Specifically, City Council removed the beautification of the Castle Pines entryway and city hall projects from the budget. She noted that the budget prioritized roadway improvement projects, including Castle Pines Parkway and Monarch.

OPEN SPACE MANAGER'S REPORT: District open space manager, Craig Miller, presented his report. He noted that the re-landscaping for entryways is well underway. Director McEntire discussed the license agreements with various HOAs for beautification of the entryways including a potential square foot cost-sharing arrangement. Director McEntire requested the entry way license agreements be an update on the January legal status report.

FINANCE DIRECTOR'S REPORT:

District Finance Director, Eric Harris, presented the financial report. The Board reviewed and discussed the District financial report for the period ending November 30, 2020. Upon discussion, a motion was made by Director Lowen to accept the financial report as presented. The motion was seconded by Director Crew and was approved 5-0.

The Board considered checks numbered 25649-25720 for approval/ratification. Pursuant to discussion amongst the Board, a motion was made by Director Lowen to approve/ratify the current payables through the month of November 2020 as presented. The motion was seconded by Director Crew and was approved 5-0.

Mr. Harris presented the proposed water and wastewater rate increases for 2021. He noted due to inflation and an aging system the proposed increase is a 2.85% increase for water and wastewater. He noted the increases were determined in concert with outside consultant, Bartle & Wells.

Director McEntire opened a public hearing on the proposed 2021 rate increases. A District resident inquired regarding the service charge increase amount. District finance director, Amanda Castle, noted that this increase is a result of inflationary increases in the cost of the system. She noted that the District experienced increases in

maintenance fees. Director Merritt noted that this increase is the lowest in five years. Director McEntire closed the public hearing on 2021 rate increases.

A motion was made by Director Merritt to approve the 2021 water and wastewater rate increases of 2.85%. The motion was seconded by Director Lowen and was approved 5-0.

LEGAL COUNSEL'S REPORT:

Legal Counsel, Kim Seter, presented the legal status report. He discussed the PWSD inclusion process and the draft inclusion agreement. He discussed the petition for inclusion into the Parker Water and Sanitation District, noting that the formal request to be included into the Parker Water and Sanitation District must be made by the District board to begin the legal process. Mr. Seter requested the board consider a motion to approve the petition for inclusion. Mr. Seter agreed with Director McEntire that the District was able to deliver more than 50% of the renewable water at less than 103 million dollars. Director Lewis noted that the board has delivered on its promises and congratulated all parties on their work concerning the Parker Water and Sanitation District inclusion study.

A motion was made by Director Lowen that the board adopt resolution number 2020-12-14-01 requesting inclusion of the Castle Pines Metro District into the Parker Water and Sanitation District. The motion was seconded by Director Merritt and was approved 5-0

DISTRICT MANAGER'S REPORT:

The District Manager, Jim Worley, presented his report. He noted that the District has 148.30 acre feet of water in its storage space in Chatfield. Mr. Worley noted that the District has capability to proceed with its portion of the line replacement along Castle Pines Parkway if the City is unable to complete its portion at this time. Director Lewis inquired regarding the City Council's denial of the Smokey the Bear fire danger sign. Director McEntire responded that future discussions with the City regarding the construction along Castle Pines Parkway and the Smokey the Bear sign will be conducted in tandem as the issues are very important to the Board.

DIRECTORS' MATTERS: Director Lowen thanked District Communications Director, Ken Smith, for his professional responses provided to all District residents who may have questions regarding District matters.

PUBLIC COMMENT: None.

ADJOURN: With all other business to come before the Board having been addressed, Director Lewis moved that the meeting be adjourned at 7:38 p.m. The motion was seconded by Director Lowen and was approved 5-0.