

## CASTLE PINES NORTH METROPOLITAN DISTRICT

### REGULAR MEETING MINUTES

**September 17, 2007 – 7:00 PM**

**HELD:** Monday, September 17, 2007 at 7:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Rock, Colorado.

**ATTENDEES:** Directors Ted Lohr, Bruce Thompson, Cortney Brand, Carl Lowman and Mark Shively were present. Also in attendance were District Manager Jim McGrady, District Administrator Janet Burnham, District Counsel John Hayes, and District Parks and Open Space Manager Charlie Fagan. Communications Specialist Denise Bassett was present as well as accountant Jason Carroll. Engineering consultant John Halepaska was present and approximately 25 residents also attended.

**CONFLICTS:** None

**APPROVAL OF AGENDA:** Approved

**QUORUM:** Present

Further to the information included in his management report with regard to Well A-5, Manager McGrady informed the Board that the sand that destroyed the last pump motor came from a hole in the vertical shaft that had been previously undetected due to poor visibility within the shaft. On the advice of the consulting engineer, it is believed that blocking the hole by filling the shaft with cement will resolve the problem and the well will be salvageable. McGrady was directed to communicate with nearby residents regarding the well pump testing that will take place upon completion of the repair work. Director Thompson moved to award the bid from Layne Christensen Company to cement the bottom of Well A-5 and install pumping equipment for an amount not to exceed \$27,620. Director Brand seconded the motion and all voted in favor.

Counsel Hayes updated the Board with regard to the Lagae inclusion agreement. The agreement is close to being finalized pending resolution of a few issues that are not anticipated to be insurmountable. Chris Fellows, one of the development principals, would like to meet with the Board at a special meeting to be held at 6:00 p.m. on October 8<sup>th</sup> to discuss the issues and address any other questions about the agreement that the Board may have. Assuming a favorable outcome of that meeting, a public hearing on the inclusion will be part of the regular meeting scheduled for October 15<sup>th</sup>.

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**PUBLIC COMMENT:** Shirley Beer-Powell, a resident and representative of the CPN II homeowners' association, expressed concern about the anticipated re-testing of Well A-5 and the total cost of the project since inception. She also wanted to know the plans for restoring the area around the well site, regardless of whether or not the well proves to be viable. Assurances were provided that every effort was being expended to maximize the investment in the well thus far and that adequate revegetation, visual screening and noise mitigation would be provided for the well site.

Jeff Huff of the Hidden Pointe Metro District queried the Board regarding their position on the upcoming ballot question which concerns the 19 mills in property tax that the District currently levies. As this was the first time the Board had been made aware of the ballot question, they were not able to provide a response but assured Mr. Huff that the issue would be attended to directly.

A number of the residents in attendance were from the Arco Iris subdivision in regard to the previously requested funds for landscaping in their neighborhood. Parks and Open Space Manager Fagan detailed the District's intentions for the area based on a field trip that he and Board members had taken with resident representatives after the last Board meeting. Several bids will be requested and presented to the Board at the October meeting. This concluded the Public Comment portion of the meeting.

Jim Dederick of the Douglas County Engineering department and Jim Wulliman, their consulting engineer from Muller Engineering, acting as representatives of the proposed Douglas County Storm Water Utility, gave a presentation regarding the structure and function of the anticipated Utility which would be a part of the existing Douglas County Department of Public Works. While formation of the Utility had yet to receive final approval from the Douglas County Commissioners, the presenters were looking for input from County metro district boards and for a letter to the Commissioners expressing support for the Utility.

**ACTION ITEMS:**

Director Thompson made a motion to approve the minutes of the regular meeting held August 20, 2007. The motion was seconded by Director Lowman and passed 4-0 with Director Brand abstaining.

Director Thompson moved to approve the August 2007 financial report. The motion was seconded by Director Brand and was approved by all.

A motion was made by Director Thompson to approve the August 2007 payables in the amount of \$463,193.04. Director Lowman seconded the motion and all voted in favor.

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Director Brand moved to approve the award of bid to AUI Incorporated for the installation of the Whisper Canyon trail and erosion project for an amount not to exceed \$171,045. The motion was seconded by Director Shively and was approved by all.

The installation of vault toilets in Daniels Gate Park, Coyote Ridge Park, and Retreat Park having been approved at the previous meeting, the Board gave Parks and Open Space Manager permission to proceed with construction of the three double-vault toilets. Fagan was directed to share mock-up photos of the revised toilet placement with the nearby residents who had previously expressed concern over the visual impact of the structures.

A motion was made by Director Brand to approve Resolution 2007-006 establishing the Castle Pines North Finance Corporation for the purpose of issuing Certificates of Participation for the acquisition of certain real property rights related to the delivery of renewable water to the Castle Pines North Community. Director Lowman seconded the motion and all voted in favor.

Director Brand moved to approve the Articles of Incorporation and Bylaws of the Castle Pines North Finance Corporation. The motion was seconded by Director Thompson and was approved by all.

**DISCUSSION ITEMS:**

Manager McGrady updated the Board on various projects:

- the Interconnect disinfection issues were resolved with the consensus that all parties would use chloramines in their treatment processing;
- McGrady will be traveling to Grand Junction to present to the Board of the Colorado Water Conservation Board the District's request for a grant to purchase a Calsense ET irrigation controller;
- the East Cherry Creek Valley Water and Sanitation District will hold a meeting on October 6<sup>th</sup>;
- the draft establishing agreement for the Plum Creek Water Authority was been completed.

Counsel Hayes informed the Board that the District's existing service plan does not need to be modified to accommodate the District's purchase of renewable water sources. With regard to the ballot questions received during the meeting and the Board's ability to make official comments on them, Counsel Hayes will research the issues and advise the Board accordingly.

Communications Specialist Bassett informed the Board that the information from the storm water brochure would be included in the upcoming newsletter instead of being distributed as a separate mailing. In addition, the mailing requesting customer contact information is being mailed this week.

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All business to come before the Board having been addressed, the meeting was continued, subject to call, at 9:20 p.m.