

CASTLE PINES NORTH METROPOLITAN DISTRICT

REGULAR MEETING MINUTES

September 15, 2008 – 7:00 PM

HELD: Monday, September 15, 2008 at 7:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Rock, Colorado.

ATTENDEES: Directors Ted Lohr, Bruce Thompson, Mark Carlson, Bill Santos, and Andy Rhodes were present. Also in attendance were District Manager Jim McGrady, District Finance Manager Dan Schmick, District Parks and Open Space Manager Charlie Fagan, District Administrator Janet Burnham, and District Counsel John Hayes. Communications Specialist Denise Bassett was present as were approximately 25 residents and guests. Two representatives from CH2M Hill were also in attendance.

CONFLICTS: None

APPROVAL OF AGENDA: Approved

QUORUM: Present

PUBLIC COMMENT:

A resident of Arco Iris asked about the status of the new cell phone tower proposed for Ocaso Drive. Manager Jim McGrady responded that it was in the City's planning process.

Resident Lane Roberts provided a presentation to the Board regarding her proposal to form Castle Pines Athletics (CPA) for CPN children aged 4 – 12 years old. She requested that the Board consider approving a change to the District's rules concerning use of its ball fields such that league play be allowed in addition to practices. Director Thompson made a motion to approve allowing league games at Daniels Gate Park and the Retreat and at Coyote Ridge Park pending resolution of the land use issues in the Coyote Ridge Park agreement, procurement of liability insurance deemed acceptable to the District's counsel, and under the condition that CPA be responsible for the scheduling of practices and games based on blocks of time that would be provided by the District. The motion was seconded by Director Lohr and all voted in favor.

Due to conflicts with several Board members' schedules, a motion was made by Director Thompson to move the October meeting from its regularly scheduled date of 10/20/08 to 10/27/08. Director Lohr seconded the motion and all voted in favor.

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ACTION ITEMS:

A motion was made by Director Lohr to approve the minutes from the regular meeting of 8/18/2008. Director Rhodes seconded the motion and all voted in favor.

Director Lohr moved to approve the minutes of the special meeting of 8/4/08. The motion was seconded by Director Rhodes and was approved by all.

A motion was made by Director Thompson to approve the August 2008 financial report. Director Rhodes seconded the motion and all voted in favor.

Director Rhodes moved to approve the August 2008 payables in the amount of \$384,444.17. The motion was seconded by Director Lohr and was approved by all.

The Board discussed the awarding of bid to AUJ in an amount not to exceed \$275,306 (increased from the original agenda amount of \$255,000 to accommodate permitting and contingency costs) for the installation of 1508 feet of 16" PVC sewer force main extending from Lift Station 3 to a connection point on the north property line of Castle Pines North Filing 29. Director Carlson moved to table the approval because the bid exceeded the original budget of the proposal. Failing to obtain a second, the motion died. A motion was made by Director Lohr to approve the bid award at \$275,306. The motion was seconded by Director Thompson and was approved by a vote of 4-1 with Director Carlson dissenting.

DISCUSSION ITEMS:

Manager Jim McGrady apprised the Board of staff's efforts to investigate relocation office space within CPN in the event the City of Castle Pines North provided the District with a proposal to lease the District's current building. McGrady described the spaces considered in the Village Square office complex and, in particular, The Pinnacle building. McGrady was directed to provide CH2M Hill a copy of the proposal the District received from The Pinnacle principals and to explore other options that would allow staff to remain within District boundaries.

The Board discussed the ballot initiative to increase taxes to support a new library in CPN. A motion was made by Director Rhodes to approve an advocacy resolution in favor of the initiatives. Director Carlson seconded the motion and all voted in favor.

The Board was prepared to consider a resolution prepared by the City of Castle Pines North wherein the District would express its intent to lower its mill levy by 9.5 mills to enable the City to raise a mill levy of an equal amount. As such a resolution had not yet been provided to the District Board, they concurred that it would be considered only as a discussion item. Don Howell of CH2M Hill, acting as City Manager, had the resolution

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in hand but explained to the Board that it had not yet been acted upon by the City Council. The Board will consider the resolution at a future meeting pending further review of the resolution.

Prompted by an outcome of the landscape master plan, the Board discussed the need for the District to have a right of way license to continue maintenance of open space areas in the road rights of way. Until the incorporation of the City, the District had a license agreement with Douglas County for landscape maintenance of the medians. The Board concurred that a similar agreement would need to be obtained from the City, particularly in regard to the new roundabout being constructed on Castle Pines Parkway since the roundabout is going to be constructed by the County but owned by the City. Manager McGrady was directed to iron out the details of a new license agreement with the City. Resident Barb Saenger will obtain landscape, water, and electrical needs for the new roundabout for the Board to consider at its next meeting. Assuming that the District gets the appropriate license agreement, the roundabout will be integrated into the master landscape plan.

Parks & Open Space Manager Charlie Fagan informed the Board that construction drawings for the proposed Coyote Park Trail had been received on 9/4/08 and that the invitation to bid would be published two times on 9/18 and 9/25/08. Fagan has scheduled a project tour for bidders to take place on 10/1. Bids will be opened on 10/9 and the results of the bidding will be presented to the Board at the October meeting.

Following discussion, a motion was made by Director Thompson to allow staff to accept the lowest bid not exceeding \$200,000 without waiting for the October meeting, assuming there are no unresolved easement issues. Director Carlson seconded the motion and all voted in favor.

Manager McGrady updated the Board with regard to various District projects as follows:

- Interconnect project – still waiting for cost estimates from Centennial. He expects to have them any day;
- Interconnect Project – the District is in final contract negotiations with Centennial
- Well A3 – McGrady informed the Board that the well had recently failed and would need to have its pump and motor replaced. The well will remain off-line until 2009. Replacement equipment will be addressed in the 2009 budget; however, because of lengthy delivery times, staff may have to order equipment in 2008 for installation in the spring of 2009;
- Lagae development review – McGrady will be participating in an upcoming meeting to review the development's lift stations.

The Board gave staff direction to update the water costs as originally presented by CDM in the IWRP.

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At 9:25 p.m. Director Lohr moved to go into executive session under §24-6-402(4)(a) – disposition of property. The motion was seconded by Director Rhodes and was approved by all.

At 9:45 p.m. the regular meeting was re-convened and, all business to come before the Board having been addressed, was forthwith adjourned.