

**CASTLE PINES NORTH METROPOLITAN DISTRICT
REGULAR BOARD MEETING MINUTES
April 28, 2025 – 6:00 p.m.**

HELD: Monday, April 28, 2025 at 6:00 p.m.

ATTENDEES: Directors Jason Blanckaert, Leah Enquist, Jana Krell, James Mulvey and Tera Radloff were present. Nathan Travis, District Manager; Paul Polito, Seter, Vander Wall & Mielke; Eric Harris, H2 Advisors were present.

CONFLICTS: None.

QUORUM: Present.

CALL MEETING TO ORDER: The Regular Meeting was called to order at approximately 6:00 p.m.

PUBLIC COMMENT PERIOD

Resident Steve Dawes suggested revisions to the District Manager's employment agreement, including specifying "at-will" employment explicitly, addressing fiscal obligations per Colorado Constitution Article 10, Section 20, requiring board approval for outside employment, and ensuring return of district property upon termination. Mr. Dawes also recommended updating the District Manager's job description in Exhibit A to reflect recent intergovernmental agreement changes. The Board acknowledged these points and agreed to review them further with legal counsel in executive session.

Nathan Anderson from Layne Christiansen Company provided an update regarding recent well failures, notably at wells A2, A3, A1, and LDA1. After extensive diagnostics, including step tests, deviation surveys, and sanding checks, Layne concluded issues are likely related to above-ground electrical controls rather than mechanical failures. Collaborative efforts with Kennedy-Jenks and Semacore are ongoing to identify and rectify the root causes.

CONSENT AGENDA

Director Radloff proposed corrections to the March 19 work session and March 24 regular board meeting minutes, notably correcting director attributions and clarifying the election cancellation rationale. The Board unanimously approved the consent agenda items as amended, including the corrected minutes and the ratification of claims totaling \$111,969.46.

CONSIDER APPROVAL OF MEETING AGENDA: Upon motion by Director Radloff, second by Director Krell and unanimous vote, the Board unanimously approved the meeting agenda as presented.

WELL FAILURE DISCUSSION

Nathan Anderson further elaborated on the recent well issues, highlighting that the equipment, despite being relatively new, failed prematurely. Diagnostic evaluations suggest electrical supply and control system issues. Equipment replacements for Well A2 were ordered, and detailed inspections are planned for the other impacted wells, including comprehensive "MEG" testing to ensure electrical integrity. The Board concurred with Layne's action plan.

COMMUNICATIONS UPDATE

District Manager Nathan Travis discussed the onboarding process with Sigler Communications, highlighting completed stakeholder interviews, a proposed quarterly reporting structure beginning in May, and ADA compliance reviews for district communications. The District is enhancing its use of Nextdoor for resident outreach and improving Doppler emergency notifications, particularly targeting townhome residents. Mr. Travis also mentioned the forthcoming water quality report and the planned shift to quarterly email communications.

2024 BUDGET AMENDMENT PRESENTATION

Mr. Harris presented the Board with a proposal to amend the District's 2024 budget for its general fund and its conservation trust fund. Mr. Harris clarified that the purpose of the amendment is to establish appropriations in the District's general fund and address the excess revenues in the conservation trust fund. The amendment moves water and wastewater funds over to the general fund. Additionally, the amendment addresses expenses incurred for the IGA with the City of Castle Pines and appropriates funds for a TABOR reserve.

CONDUCT PUBLIC HEARING REGARDING 2024 BUDGET AMENDMENT

The Board then opened the public hearing regarding the 2024 budget amendment. There were no members of the public who wished to speak, and the public hearing was then closed.

CONSIDER 2024 BUDGET AMENDMENT

Upon motion by Director Blanckaert, second by Director Mulvey and unanimous vote, the Board approved the 2024 budget amendment, appropriating expenditures and fund balances as presented by the finance director.

FINANCE DIRECTOR'S REPORT

Finance Report Overview: Eric Harris provided an overview of financial activities, noting the consolidation of services under Elevated Clarity, with no anticipated service changes.

He confirmed timely submission preparations for the upcoming audit and discussed ongoing efforts to address recent vendor billing errors, expected to resolve shortly. Additionally, a similar budget amendment process for 2025 was outlined.

Consider Conditional Approval of NSA Mineral Rights Evaluation: Eric Harris presented a proposal for an evaluation of district mineral rights, recommending conditional approval due to indemnification and jurisdiction clauses requiring amendment. Following discussion and counsel from Paul Polito, the Board unanimously approved the evaluation, conditioned on the removal of the indemnification clause.

LEGAL COUNSEL'S REPORT

Mr. Polito presented his written report to the Board. Director Radloff inquired about the possibility of carving out some sort of provision or agreement with the City that gives the District priority use of the common area at the District's administrative building for its Board meetings.

Mr. Polito and the Board next discussed HB25-1334 concerning eminent domain powers and a proposed resolution formally opposing the bill. Upon motion by director Krell, second by Director Radloff and unanimous vote, the Board approved the resolution opposing HB25-1334 as presented.

CONSIDER FILTER REHAB PRECONSTRUCTION SERVICES PROPOSAL

The Board reviewed preconstruction proposals from Glacier Construction and Myers & Sons. Based on evaluations by the review committee, Myers & Sons met all requirements, including relevant experience and favorable cost structures. The Board unanimously approved Myers & Sons for pre-construction services.

DISTRICT MANAGER'S REPORT

Mr. Travis provided updates on several ongoing initiatives and upcoming activities.

Monarch Waterline Phase 2: Mr. Travis announced that Phase 2 of the Monarch Waterline project is expected to be completed before the start of the school year.

Well A3 Failure: Mr. Travis reported that Well A3 failed during the startup process of the well vault rehabilitation project. He informed the Board that he has signed the contract with Layne Enterprises, and their representatives will begin the inspection process. Mr. Travis will provide an update on the findings from the inspection.

Certified Public Manager Program: Mr. Travis informed the Board that he will begin the University of Colorado's certified public manager program beginning in May.

EXECUTIVE SESSION

The Board entered executive session to discuss District Manager contract negotiations pursuant to CRS 24-6-402(4)(e).

CONSIDER APPROVAL OF DISTRICT MANAGER EMPLOYMENT CONTRACT

Post-executive session, the Board approved the District Manager's employment contract with a salary of \$155,000 by a 3-2 vote. Directors Jason Blanckaert, Tera Radloff, and James Mulvey voted in favor of the contract; Directors Leah Enquist and Jana Krell voted against.

DIRECTOR'S MATTERS

No additional matters were raised by the Directors..

ADJOURN

The meeting adjourned at approximately 6:45 p.m.