

**CASTLE PINES NORTH METROPOLITAN DISTRICT  
REGULAR BOARD MEETING MINUTES  
February 23, 2026 – 6:00 p.m.**

**HELD:** Monday, February 23, 2026, at 6:00 p.m. at 7404 Yorkshire Drive, Castle Pines, CO 80108.

**ATTENDEES:** Directors Jason Blanckaert, James Mulvey, Tera Radloff, Jana Krell, and Leah Enquist were present. Also present were: Eric Harris, Elevated Clarity; Nathan Travis, District Manager; Paul Polito, Seter, Vander Wall & Mielke, P.C.; Adam Marquez and Alex Page, Kennedy Jenks (via Zoom); Bryn Webster and Chuck Montera, Sigler Communications; and members of the public.

**CONFLICTS:** None.

**QUORUM:** Present.

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

**PUBLIC COMMENT PERIOD**

President Blanckaert opened the public comment period. No comments were received and the public comment period was closed.

**CONSENT AGENDA**

The Board reviewed the following items on the Consent Agenda:

- A. Approve January 26, 2026, Regular Board Meeting Minutes
- B. Approve January 19, 2026, Work Session Minutes
- C. Ratify claims for payment including check numbers 29524–29566 and electronic payments issued from January 14, 2026, to February 11, 2026, totaling \$1,895,968.59
- D. Approve 2026 Gittlein Farms Lease

Upon motion duly made, seconded, and unanimously carried, the Board approved the items as presented in the Consent Agenda.

**PRESENT & CONSIDER KENNEDY JENKS TANK REHABILITATION PROGRAM  
PROPOSAL FOR ENGINEERING DESIGN SERVICES**

Adam Marquez and Alex Page of Kennedy Jenks presented the proposal for engineering design services for the rehabilitation of South Tank #1 and South Tank #2, located on the Country Club of Castle Pines property. The presentation included an overview of the condition assessment performed in 2024, which identified repair recommendations for both tanks. The proposed scope of work covers the design of recommended repairs including concrete rehabilitation, tank lining, valve vault replacement on South Tank #1, abandonment of the 8-inch water main east of the manhole, installation of backup float switches for redundant level measurement on both tanks, and the addition of solar power to South Tank #2.

The total proposed fee for the engineering design services is \$430,801 on a not-to-exceed basis. Construction is planned to occur during winter months to avoid impacts to the Country Club.

Upon motion duly made, seconded, and unanimously carried, the Board approved the South Tanks Rehab Design Proposal.

### **COMMUNICATIONS REPORT**

Bryn Webster and Chuck Montera of Sigler Communications presented the quarterly communications report to the Board.

### **FINANCE REPORT**

Eric Harris and Molly Janzen of Elevated Clarity presented the financial report. Mr. Harris reviewed the preliminary December 2025 financials. For the General Fund, actual revenues as of December 31, 2025, were \$2,483,110, and total actual expenditures were \$2,357,360, resulting in a positive change in funds available of \$125,750. The preliminary ending funds available of \$278,880 exceeded the anticipated amount in the 2026 Adopted Budget by \$81,098. Mr. Harris noted that the December numbers are preliminary and that some adjustments may be made during preparation for the 2025 audit, though no material changes are expected.

### **LEGAL COUNSEL STATUS REPORT**

Mr. Polito presented the Legal Counsel Status Report. He provided updates on matters in progress, including the Jam Ranch rezoning application, the Hidden Pointe Metro District inclusion, and the Rules and Regulations update. Mr. Polito noted that Hidden Pointe's district manager had recently communicated that the district is conducting a final review of the inclusion agreement and provided contact information for Hidden Pointe's new legal counsel.

### **Approve CPNMD Second Service Plan Amendment**

Mr. Polito presented Resolution No. 2026-2-1 for the Board's consideration. The resolution approves the Second Amendment to the Service Plan, which formally removes the District's authority to provide parks and stormwater services and caps the operations mill levy at 7 mills, and authorizes the submittal of a Petition for Approval to the Douglas County Board of County Commissioners. The resolution directs the President to execute the Petition, authorizes counsel to file all necessary materials with Douglas County, and authorizes payment of any required processing fees.

Upon motion duly made, seconded, and unanimously carried, the Board adopted Resolution No. 2026-2-1: A Resolution of the Board of Directors of the Castle Pines North Metropolitan District Approving a Second Amendment to the Service Plan and Authorizing the Submittal of a Petition for Approval to Douglas County.

### **DISTRICT MANAGER REPORT**

Mr. Travis presented the District Manager's report.

### **Lift Station Scope B Update**

Mr. Travis reported that the bid opening for Scope B (Lift Stations 3, 4, and 7) has been moved to March 11 to allow time for the issuance of addendums and for plan holders to incorporate the changes into their bid packages. Scope A (Lift Stations 1, 2, and 5) remains on schedule, with the gravity main installed at Lift Station 1.

### **Interconnect Pump Station Modifications Update**

Mr. Travis reported that final adjustments are being made to the surge system modifications at the Interconnect Pump Station. The total project cost is expected to fall under the District's public

bid requirements. Once plans are completed, the District will solicit bids directly from selected vendors, with the intent to secure at least three bids. The goal is to complete construction prior to October 1, 2026.

#### **OPERATIONS & ENGINEERING REPORT**

Mr. Travis noted that the Operations and Engineering reports are included in the OnBoard packet.

#### **DIRECTOR'S MATTERS**

No items were raised.

#### **ADJOURNMENT**

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned.