

**CASTLE PINES NORTH METROPOLITAN DISTRICT
REGULAR MEETING MINUTES
OCTOBER 18, 2021 – 6:00 p.m.**

HELD: Monday, October 18, 2021 at 6:00 p.m. at the Castle Pines North Community Center, 7404 Yorkshire Drive, Castle Pines, Colorado.

ATTENDEES: Directors David McEntire, Robert Merritt, Denise Crew, Chuck Lowen and Chris Lewis were physically present. District Manager, Jim Worley; District Legal Counsel, Kim Seter; and Corby Wise and Terrence Lovett of the Communications Team were present physically; Craig Miller, District open space manager; and Amanda Castle, District finance director were present virtually. Approximately seven members of the public were present.

CONFLICTS: None.

QUORUM: Present.

CONSIDERATION OF AGENDA OF THE OCTOBER 18, 2021 MEETING OF THE BOARD OF DIRECTORS AND THE MINUTES OF THE SEPTEMBER 20, 2021 MEETING:

Upon motion by Director Lowen and second by Director Lewis, the agenda of the October 18, 2021 meeting and the minutes of the September 20, 2021 meeting were approved as presented.

PUBLIC COMMENT: Steve Sims of the City of Brighton noted that he may wish to address the Board during the closing public comment period.

OPEN SPACE MANAGER’S REPORT: Open space manager, Craig Miller, presented his report. Director Crew commented that the Griggs entryway monuments look very good. Mr. Miller noted that the District is on schedule concerning winterization.

Director McEntire discussed the deadline for soil removal and replacement and the lack of involvement of the city regarding same. Mr. Miller noted that the District does not use weed killer along the roadways. Director McEntire noted that the District does not have a legal responsibility to remove and replace the soil along Monarch and other roadways, noting that this is the City’s responsibility as the property owner and per previous agreements.

Director Lowen inquired as to the type of landscape that will go into the damaged Yorkshire Island. Mr. Miller noted that that design will be commissioned in early January 2022. Director Lewis noted that all contractors should refrain from parking on the District’s newly-planted sod and grasses.

FINANCE DIRECTOR'S REPORT:

Finance director, Amanda Castle, presented her report. She noted that the District has paid in full the CWCB loan. The District has also fully funded the escrow for Chatfield. She noted that water usage continues to exceed expectations, which will result in increased revenues. She stated that payoff of the COP's will be completed in December. Upon discussion, a motion was made by Director Lewis to accept the financial report as presented. The motion was seconded by Director Lowen and was approved 5-0.

The Board considered checks numbered 26371-26402 for approval/ratification. Pursuant to discussion amongst the Board, a motion was made by Director Lewis to approve/ratify the current payables through the month of September 2021 as presented. 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. At approximately 6:32, Director Lowen made the following motion to enter into executive session: *I move the Board enter into executive session with the Manager and Attorney as allowed by Section 24-6-402 (4) to:*

1. *receive legal advice on specific legal questions concerning the receipt and award of bids for the purchase of district water rights as allowed by subparagraph (b); and,*
2. *determining positions relative to matters that may be subject to negotiations concerning the conveyance of assets and inclusion into Parker Water & Sanitation District pursuant to subparagraphs (e).*

The motion to enter executive session was seconded by Director Lewis.

The Board reconvened in regular session at approximately 6:48, noting that no official action or decision was made during the executive session.

Director McEntire inquired regarding the status of the Lagae Ranch acceptances. Mr. Worley confirmed that matter is still in progress. Mr. Seter explained the status of the effort to close out the Castle Pines North Foundation, noting that it is at a dead end unless the District wishes to authorize counsel to initiate a court action to wind up the Castle Pines North Foundation. The board then authorized legal counsel to proceed in filing the necessary documents in the District Court to dissolve the Foundation and acquire the funds.

Upon discussion of the board, Director Lewis moved the Board accept the aggregate bid of Aurora Water of \$18,250,000 for the Lupton Bottom, Meadow Island, Platteville,

Fulton Ditch and the Junior Storage rights subject to agreement that closing will only occur simultaneously with the closing of the inclusion of Castle Pines North Metropolitan District into Parker Water & Sanitation District. The motion was seconded by Director Lowen and approved 5-0. Director Lewis noted that the approval of the sale to Aurora Water was in the best interest of the constituents of Castle Pines North Metro District.

DISTRICT MANAGER'S REPORT:

The District Manager, Jim Worley, presented his report. He discussed the odor mitigation effort in the Forest Park area. He discussed the success of the pilot program, although noting that when the ozone levels are not sufficient the odor will return. The remediation work is very close to completion and Mr. Worley noted that he believes the final construction will be finished within a week or so.

Mr. Worley discussed the inclusion study conducted by Jacobs Engineering. He also discussed the efforts to update the District GIS system. Mr. Worley discussed that Parker Water and Sanitation District wishes to receive a comparable GIS system to the existing PWSD system. Estimates for the costs to update the GIS are forthcoming.

Mr. Worley reported that there are three piles of sand, gravel, concrete and dirt in the parking lot by Coyote Ridge Park, likely associated with trail work and a broken water line.

DIRECTORS' MATTERS: Director McEntire invited a representative from the Castle Pines Chamber of Commerce to provide a report. She discussed the activities that were completed in the past year. She noted that the Race for the Pines event was cancelled due to COVID concerns. She thanked the District for all its support as a platinum member. She noted that the Chamber has hired a new employee to oversee government relations. She discussed the many offerings the Chamber provides to Castle Pines businesses.

Carol Henry provided an update on the pickleball pavilion that is under design in Coyote Ridge Park. She noted that there are five pickleball courts included in the project along with additional shade shelters and picnic tables. She has been working with Craig on the design. She explained that the pavilion is set for completion in May. She also explained that trees are to be planted for noise mitigation, along with elevation from the closest homes.

CLOSING PUBLIC COMMENT: Dawn Jewell, the South Platte Basin water resources supervisor for the City of Aurora, thanked the Board for the fair and transparent process concerning the sale of the water rights. She noted that Aurora looks forward to working with the District to consummate the transaction.

Betsy Steelman, District resident, thanked the Board for the work that it does. She also thanked City council for having a presence at the District meetings. She noted that the

Metro District and the City do not work well together. She requested that both parties should improve their communication.

District resident, Gary, commented on the trash collection efforts of his HOA, noting that the District may wish to rethink that effort. He suggested the District may wish to help the individual HOAs rather than undertake the effort itself.

ADJOURN: With all other business to come before the Board having been addressed, Director McEntire moved that the meeting be adjourned at 7:41 p.m. The motion was seconded by Director Lowen and was approved 5-0.