

# RECORD OF PROCEEDINGS

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## MINUTES OF THE SPECIAL MEETING STUDY SESSION OF THE BOARD OF DIRECTORS

OF THE

CASTLE PINES NORTH METROPOLITAN DISTRICT

Held: October 19, 2022 at 5:30 pm at the Castle Pines  
North Community Center, 7404 Yorkshire Drive,  
Castle Pines, Colorado and via Zoom.

### Attendance

The special meeting study session of the Board of Directors of the Castle Pines North Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Chuck Lowen, Director  
Denise Crew, Director  
Tera Radcliff, Director  
Jason Blanckaert, Director  
Chris Lewis, Director

Absent: None.

Also in attendance were Nathan Travis, District Manager, Castle Pines North Metropolitan District and David Anderson, District Parks, Trails & Open Space Manager.

### Call to Order

Director Lowen noted that there is a quorum of the Board with four directors in attendance. Thereafter, Director Lowen called the special meeting study session of the Board of Directors of the Castle Pines North Metropolitan District to order.

### FAMLI Public Hearing

Director Lowen opened a public hearing on the Colorado Family and Medical Leave insurance program at 5:36 p.m. Director Radloff questioned whether there is any context for the public for the hearing. Mr. Travis stated that Mr. Seter had provided a memorandum and notice of the hearing to the employees of the opportunity to speak. None of the employees provided any comments and Mr. Travis discussed this with employees and no one asked for any additional information and did not provide any

{00629076}

# RECORD OF PROCEEDINGS

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comment outside the public hearing. Director Lewis wants to insure we are taking care of the employees and all future employees should be given the opportunity to opt in or discuss the matter. The Board discusses the content of the memo and notice provided by the attorney. Mr. Travis noted that all employees were given the option to provide written comments or speak at the Board meeting.

There being no comments from the employees, the Resolution will be carried over to the Board meeting on the following Monday and the hearing is closed.

Carol Henry Regarding  
Proposed Skate Park  
Facility

The Board reviewed an aerial photo of the potential location for the skate park. Ms. Henry noted this is just a site to be investigated along with another site closer to existing parking. She would like to have a small stake holder meeting with users and local residents to hear their concerns and comments. The Board received additional reports from Ms. Henry about the construction materials and operations plans and considerations. Director Lewis asks about the next steps which will be conceptual design and the presentation of image boards to the Board. Outreach to users and residents can occur in the next six weeks. The Board further request considering security cameras. Director Lewis requests an overall schedule for the Monday Board meeting.

Work on the pickle ball courts was discussed. Ms. Henry stated that the well capping must be done because it takes up a significant footprint. The general grading is in place and hopefully the post-tension slabs can begin soon. Change order pricing is being done for the sound barrier fencing which still falls under the original bid since we saved on the light poles that are not going in. Mr. Travis notes that November 4<sup>th</sup> may be the date for well capping to begin.

Discussion of Potential  
Inclusion/Service Partners

Director Lowen thanked the individuals that met with the Board members and was very impressed with their openness and the fact that we all have the same issues. Director Lowen noted that geographically Aurora is not a likely partner. Director Lewis also noted the differences in fee structures and that they would charge a higher rate to inclusion properties. Director Lewis also gained valuable information about their conservation efforts that we can incorporate into our considerations. The only possibility

{00629076}

# RECORD OF PROCEEDINGS

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to connect would be through the WISE project but we are not a member and it may be closed out at this point. It is something to consider further if the Board decides to look into this further.

Director Radloff questioned if Aurora is at buildout and trying to determine their water needs and how to meet them. Mr. Travis confirms and noted that we would have to come with our own water. Director Radloff believes CPN residents might get involved in supporting future growth unnecessarily.

Director Lowen notes that meetings were had with Centennial but inclusion is not something they see as a possibility. The developer put the district and development together to match. Any new entrants would have to bring their own water. A master metering system was discussed and they are now in a conservation mode. Mr. Travis noted Centennial is not interested in an inclusion but might be interested in a Denver Water type service contract. CPN would continue to exist in name only to approve renewal of the full-service agreement with Centennial. CPN would fully adopt their rates and conservation programs. Their rates are currently significantly lower than ours and they do not have any mill levy. Centennial is currently at about 80% renewable water. Director Radloff questioned the source and quality of Centennial's water and whether they obtain it from Englewood. We do not know their water sources. Director Crew noted Centennial's whole program was designed for Shea's development and serving others was never considered or planned for. Over all they are not in the business of serving others. They were open to future conversations but not enthusiastic to provide service. They would have to see a significant benefit. Director Lowen stated that Centennial is not interest in wells and related expenses to that also doesn't fit the plan.

Director Lowen recognizes that a meeting is scheduled for Friday at 11 with Castle Rock so there is nothing else to report except that the original letter from the city suggested exploring other options should be the focus. Castle Rock has many projects in the works and there are geographical challenges as well. They are not interested in inclusion as an option.

Director Lowen introduced the discussions that have taken place with Parker Water and Sanitation District. It was a great meeting in including Director Radloff and Mr. Seter. They are impressed with the efforts we have undertaken. He is concerned that the

{00629076}

## RECORD OF PROCEEDINGS

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rates and fees that were discussed in the original inclusion have changed and he is also concerned with the debt PWSO now has on its books. Director Radloff stated that the debt may be a concern. Major capital projects in the future would be part of our responsibility. Director Lowen also heard that the inclusion would not take place in 2022 or even 2023. A vote would be November of 2023 or even May of 2024. Mr. Travis did not hear any definition of way points that we could work toward. They seem to desire communicating until they are satisfied and ready to move forward. There does not seem to be any deadlines they will commit to meeting. Director Radloff sees the timeline as essentially addressing our needs to complete work on the system to satisfy the CDPHE consent decree. The manager wants to have a more collaborative process especially with CDPHE. We need to understand that if we want renewable water (1) do we need to include with someone; (2) how do we get the best deal for rate payers; (3) how can we say we evaluated all options. We need to get the matrix that we need to make appropriate decisions like the master plans, water loss analysis etc. for us to understand what we have and what we need to fix. It is premature to decide what we want to do until we can assess what we have. We need the data to understand all of these things to figure out what the best option might be. She does not feel she has all the data she needs. Mr. Travis agrees that we are not at a point where we can make an informed decision. Mr. Travis gathering information about contractors that can help evaluate all of these things.

Director Lowen notes that we have now heard about all the meetings and there is one remaining. First and foremost, we are not in a position to make a decision at this point in time. With that said, we are in the best position we have been in and continue to provide good safe water. We are addressing stormwater and parks and are getting into a better position to address the water and sanitation matter. We learned a lot and what is important is that we stay the course and follow plan to obtain renewable water and continue to provide good clean water in the meantime. Finding expert consultants to assist in this matter seems extremely important and helpful. It will also help us get away from the politics to address this matter in the most advantageous manner.

Mr. Travis will gather information on consultants that can help. Director Radloff suggests we find out if there are others that we

{00629076}

# RECORD OF PROCEEDINGS

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can work with to share costs of modeling and research also. Director Radloff states that PWSD is not eliminated from consideration and still seems like the most likely prospect, but we need the data and information to determine what is best for our constituents.

## Other Business

Monday the 14<sup>th</sup> is the public hearing on the budget. There is no meeting on the 28<sup>th</sup> and the Board will determine if a December meeting is necessary.

## Adjournment

There being no further business to come before the Board the study session was adjourned.

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Secretary for the Meeting