

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

HELD: Monday, March 23, 2026, at 6:00 p.m. via remote videoconference.

ATTENDEES: Directors Jason Blanckaert, James Mulvey, Tera Radloff, Jana Krell, and Leah Enquist were present. Also present were: Nathan Travis, District Manager; Rene Santini, Deputy District Manager; Eric Harris, Elevated Clarity; Paul Polito, Seter, Vander Wall & Mielke, P.C.; Lisa Schwien, Kennedy Jenks; Arek Ryzak, Next Meters.

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 February 23, 2026, Regular Board Meeting Minutes
- B. Approve February 16, 2026, Work Session Minutes
- C. Ratify claims for payment including check numbers 29524–29607 and electronic payments issued from February 12, 2026, to March 11, 2026, totaling \$1,859,339.06
- D. Ratify Engagement Letter with Rubin Brown for the 2025 Fiscal Year Audit
- E. Approve Short-Form Contract

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

PRESENT & CONSIDER LIFT STATION RENOVATION SCOPE B BID AWARD

Mr. Travis and Lisa Schwien, P.E., of Kennedy Jenks presented the results of the bid opening held on March 11, 2026, for the Lift Station Upgrades Scope B project, which covers Lift Stations 1, 3, 4, and 6. Four contractors submitted bids. Staff and Kennedy Jenks recommended award to GSE Construction. Ms. Schwien and Mr. Travis explained that the recommendation was based on the size, scale, and complexity of the project; GSE's prior successful work with the District on the well vault rehabilitation program; the availability of the same project manager and field superintendent used on the prior project; and the fact that GSE was the only bidder without mathematical errors in its bid submission. Reference checks produced mixed reviews for both top bidders; Ms. Schwien confirmed that she will manage change orders closely and that the Scope B contract documents have been tightened based on lessons learned from Scope A.

Upon motion duly made, seconded, and unanimously carried, the Board awarded the Lift Station Upgrades Scope B package to GSE Construction.

PRESENTATION: NEXT METERS

Arek Ryzak of Next Meters presented information regarding the company's ultrasonic AMI metering technology as a potential alternative to the District's current meter vendor. Mr. Ryzak described the multi-carrier cellular LTE-M communication platform with RF, drive-by, and walk-by backup; the 20-year product warranty inclusive of communication and software fees; the customer-facing usage portal; and U.S.-based customer support. Mr. Travis explained that approximately one-third of the District's water meters are due for replacement and that a move toward a fixed-base AMI system is already underway. Staff are proposing a 250-meter pilot deployment targeting areas with challenging cellular reception and access. No expenditure approval was requested at this meeting; pricing comparisons with the District's current vendor are still being developed, and staff anticipates bringing a formal request back to the Board at a future meeting, likely in April.

FINANCE REPORT

Eric Harris of Elevated Clarity presented the financial report for January 2026. For the General Fund, actual revenues as of January 31, 2026, were \$200,457, and total actual expenditures were \$327,405, resulting in a negative change in funds available of \$126,948, which is typical for January as property tax collections begin in February. Mr. Harris noted that Property and Liability Insurance is trending over budget, with a renewal premium of approximately \$125,000 against a budget of \$85,000, reflecting an approximate 8.6% increase over the prior year, and that Software Support is also trending over budget due to a classification change from the prior year. For the Water Enterprise Fund, Mr. Harris reported that Chatfield Reservoir annual assessments came in under budget at approximately \$153,000 against a budget of \$168,000, and that January utility expense came in at \$40,254 compared to a budgeted \$103,000, reflecting reliance on the Highlands Ranch interconnect during the filter bed rehabilitation project. Mr. Harris also reported that the new fixed-fee capital permit fee structure has been implemented and is tracking on budget. Mr. Harris noted that first-quarter projections will be presented in May 2026 and that staff are continuing work on the billing system implementation and 2025 audit preparation.

LEGAL COUNSEL STATUS REPORT

Mr. Polito presented the Legal Counsel Status Report. He provided an update on the Second Amendment to the Service Plan, noting that he and Mr. Travis met with the Douglas County Planning Department on March 18, 2026, for a pre-application meeting. The Planning Department indicated that most typical service plan amendment requirements will be waived given the narrow scope of the amendment, and directed counsel to file a formal application along with an amended and restated service plan.

PFAS/AFFF Multi-District Litigation Settlements

Mr. Polito provided an informational update regarding the national PFAS drinking water settlements arising from the AFFF Multi-District Litigation against 3M, DuPont, and other manufacturers. Because the District did not opt out of the settlement class in December 2023, it is a class member entitled to submit timely claims, with several claim deadlines approaching this summer. Mr. Polito reported that he is coordinating with Mr. Travis and Mr. Harris regarding required testing data and potential claim costs, and that a meeting with an outside PFAS consulting firm is being scheduled. Mr. Travis and Mr. Santini confirmed that prior source water testing for the District returned non-detect results for PFAS. Highlands Ranch Water has detected low levels of PFOA in its treated water but remains below applicable federal guidelines through the use of granular activated carbon. In response to Director Mulvey's inquiry regarding emergency response capability, Mr. Travis explained that the District plans to keep the treatment

plant in operable condition so that it could resume serving from the confined aquifer within a matter of hours if needed.

Approve Amended Rules and Regulations

Mr. Polito presented the finalized amendments to the District's Rules and Regulations. The amendments incorporate all rule resolutions enacted since 2015, remove references to parks, trails, open space, and stormwater functions assumed by the City of Castle Pines, add a new Article 15 addressing cross-connection control and backflow prevention as required by CDPHE Regulation 11, include a site-specific deviation provision that exempts certain qualifying multi-family connections from annual testing and device tracking requirements, and include new language regarding the maintenance of sewer service lines. Mr. Travis confirmed that the new Article 15 largely codifies the cross-connection control program already in place and responds to feedback received during prior sanitary surveys.

Upon motion duly made, seconded, and unanimously carried, the Board adopted the amended Rules and Regulations.

Approve Hidden Pointe Metropolitan District Inclusion Agreement

Mr. Polito presented the Inclusion Agreement between Hidden Pointe Metropolitan District ("HPMD") and Castle Pines North Metropolitan District. Because the inclusion will impose a new mill levy on HPMD property owners, a TABOR election is required and must be held on November 3, 2026. HPMD will bear the cost of the election, and CPNMD will serve as the designated election official. Mr. Polito explained that simple majority approval of returned mail ballots is required, with results anticipated approximately 7 to 15 days after the election. HPMD's board is expected to hold a special meeting during the week of March 22, 2026, to approve the agreement. Mr. Harris noted that coordination between HPMD and the District will be required in advance of the December 15, 2026, mill levy certification deadline, and that the 2026 CPNMD budget hearing may be moved to the first week of December to accommodate timing.

Upon motion duly made, seconded, and unanimously carried, the Board approved the Hidden Pointe Metropolitan District Inclusion Agreement.

DISTRICT MANAGER REPORT

Mr. Travis presented the District Manager's report. Mr. Travis also welcomed Rene Santini, Deputy District Manager, whose first day with the District was March 23, 2026.

Emergency Expenditure Notification – Croft Court Main Break

Mr. Travis reported that an emergency water line break occurred on Croft Court on the evening of March 22, 2026, due to severe corrosion of the existing pipe. Approximately 17 feet of pipe were replaced, and full water service was restored after an approximately 15-hour outage. The estimated total cost of the emergency repair is \$45,000. Affected residents were directly notified by operations staff, and an operations team member purchased and distributed bottled water to residents of the affected cul-de-sac.

Douglas County Water Commission

Mr. Travis reported that he has been invited to participate in a water provider user group convened as part of the Douglas County 2050 Water Master Plan study, with the first of two half-day sessions scheduled for the week of March 30, 2026. Mr. Travis will provide an update at the April Board meeting. Comments on the 2050 plan prepared by Austin Hamre have been submitted to the consultant and are included in the Board packet under supplementary materials; the

comments address, among other items, the correct characterization of the District's wheeling arrangement with Highlands Ranch Water.

CORE Electric Cooperative Rate Code Adjustment

Mr. Travis reported that staff met with CORE Electric Cooperative's large customer account representative to finalize rate code adjustments. While the adjustment is more modest than initially hoped, staff anticipate approximately \$30,000 in annual savings. CORE advised that it expects overall rate increases of 25% to 30% over the next seven years, front-loaded into the first two years. Mr. Travis and Mr. Santini will also attend an upcoming CORE CEO Connects meeting hosted for Douglas County water providers.

Stantec Regional Water Supply Study Update

Mr. Travis reported that the Stantec Regional Water Supply Study remains on budget, with approximately \$60,000 remaining. Upcoming milestones include finalization of the water yield analysis by Spheros Environmental in mid-April, a virtual meeting at the end of April to review water yield findings, a final in-person workshop in mid-May, draft final review at the end of May, and delivery of the final report in June 2026. A full Board presentation of the final deliverable is anticipated in June or July 2026.

Ventana Capital Request for Service

In response to a question from Director Enquist, Mr. Travis reported that the City of Castle Pines is revising its annexation process, including its approach to water and wastewater provider requirements. Mr. Travis explained that any annexation by the City does not create an obligation for the District to provide service, and that the District's inclusion requirements, including the renewable water requirement, would continue to apply independently. Mr. Travis reiterated that he does not see a viable path for CPNMD to serve the proposed Crowsnest development given infrastructure, water supply, and wastewater treatment constraints.

OPERATIONS & ENGINEERING REPORT

Mr. Travis noted that the Engineering report is included in the OnBoard packet and that the Operations report was delayed due to the Croft Court main break response and will be circulated to the Board once received. No questions were raised.

DIRECTOR'S MATTERS

Director Enquist raised the subject of water conservation measures and watering restrictions in light of the low winter snowpack and the measures being considered by other regional water providers. Mr. Travis confirmed that he intends to bring the topic forward for discussion at the April work session, including potential options such as adjustments to watering schedules, enforcement tools, regional coordination with neighboring providers, HOA outreach regarding irrigation timing, and proactive customer communication regarding the District's existing tiered rate structure and indoor-only water budgets during non-irrigation season. Mr. Polito outlined several mechanisms by which the Board can implement conservation measures, including rules and regulations amendments establishing staged declarations, turf conversion rebate programs, and irrigation season restrictions adopted by resolution.

ADJOURNMENT

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