

RESOLUTION 2021-03

DATE FILED: February 25, 2021 1:04 PM

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT FINALLY APPROVING THE PROPOSED INCLUSION OF PROPERTY CURRENTLY WITHIN THE BOUNDARIES OF THE CASTLE PINES NORTH METROPOLITAN DISTRICT INTO THE PARKER WATER AND SANITATION DISTRICT

WHEREAS, pursuant to C.R.S. § 32-1-401(2)(a)(II), the boundaries of a special district may be altered by the inclusion of additional real property specifically described in a resolution proposing the inclusion by the board of directors of the special district;

WHEREAS, the Board of Directors (the “Board”) of Parker Water and Sanitation District (the “District”), by the adoption of this Resolution, finally approves its previous resolution proposing the inclusion of the real property, specifically described in **Exhibit A**, attached hereto and incorporated by this reference (the “Property”);

WHEREAS, the Property encompasses the entirety of the property within the Castle Pines North Metropolitan District (“CPNMD”) and the Board of Directors of CPNMD have submitted a resolution requesting inclusion, attached hereto as **Exhibit B**;

WHEREAS, the District and CPNMD have negotiated and agreed to an Inclusion Agreement containing the terms and conditions of the inclusion, attached hereto as **Exhibit C**;

WHEREAS, on January 28, 2021, the Board adopted Resolution 2021-02 proposing the inclusion of the Property, attached hereto as **Exhibit D** (“Proposing Resolution”);

WHEREAS, pursuant to § 32-1-401(2)(b), C.R.S., publication of notice of the consideration of the Resolution and the place, time and date of the public meeting at which the Resolution would be considered is required to be made;

WHEREAS, on January 28, 2021, publication of the notice made in Douglas County News-Press, a copy of which is attached hereto as **Exhibit E** and incorporated herein by this reference (the “Publication Notice”);

WHEREAS, pursuant to § 32-1-401(3), C.R.S., not more than thirty (30) days nor less than twenty (20) days prior to the meeting, letter notification of the meeting is required to be sent to the property owners within the area proposed to be included within the District as listed on the records of the County Assessor which indicates it is a notice of a meeting for consideration of the inclusion of real property within the District;

WHEREAS, pursuant to § 32-1-401(3), C.R.S., on January 12, 2021, the CPNMD sent letter notification of the public meeting to the property owners within the area proposed to be included within the District as listed on the records of the Douglas County Assessor, a certification of mailing of which is attached hereto as **Exhibit F** and incorporated herein by this reference (the “Certificate of Mailing”);

WHEREAS, no written objections to the inclusion were filed by any person interested, or by a county or municipality able to provide serve to the Property showing cause why the Proposed Resolution and Resolution should not be finally adopted;

WHEREAS, the Board has reviewed all relevant information of the inclusion of the Property, including the Inclusion Agreement approved and executed by the Board of Directors of CPNMD; and

WHEREAS, subject to the conditions set forth herein, the Board desires to adopt the Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT:

Section 1. Adoption of Resolution. The Board hereby adopts this Resolution and such adoption shall constitute final adoption of Resolution 2021-02 pursuant to C.R.S. § 32-1-401(2)(c).

Section 2. Approval of Inclusion Agreement. The Board approves the Inclusion Agreement, as attached hereto as **Exhibit C**, and authorizes the President of the Board to execute the Inclusion Agreement.

Section 3. Order of Inclusion. The Board orders the modification of the boundaries of the District by the inclusion of the Property, subject to affirmative vote of the majority of the electors of the Property and the terms and conditions of the Inclusion Agreement.

Section 4. Motion and Order for Election. The Board hereby directs legal counsel to file a motion with the Douglas County District Court (the "Court") requesting that an order be entered by the Court calling a mail ballot special election on May 4, 2021, and directing the question of the inclusion of the Property into the boundaries of the District be submitted to the eligible electors of the Property.

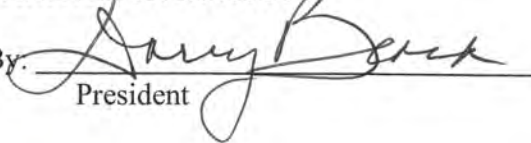
Section 5. Appointment of Designated Election Official. The Board hereby appoints Michele Barrasso of Seter & Vander Wall, P.C. as the designated election official for the inclusion election.

Section 6. Motion and Order for Inclusion. Subject to a majority of votes cast at the election held on May 4, 2021 in favor of the inclusion and satisfaction of all terms and conditions in the Inclusion Agreement, the Board directs its legal counsel to file a motion with the Court seeking an Order for Inclusion pursuant to the terms set forth in Inclusion Agreement.

Section 7. Effective Date of Resolution. This Resolution shall become effective upon adoption.

Done and resolved this 11th day of February, 2021.

PARKER WATER AND
SANITATION DISTRICT

By: 
President

ATTEST:

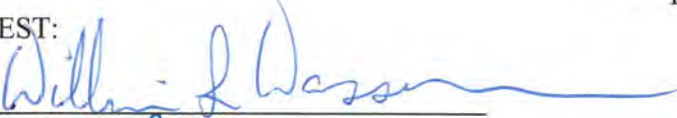
By: 
Secretary-VICE PRESIDENT

EXHIBIT A
DESCRIPTION OF PROPERTY

East of Daniels Park Road, and West of Interstate 25.

It is generally south of the lots on Grigs Road and Tapadero Way; south west of the Public Service Company Power Line Easement and trails; and, south of Charter Oaks Drive and 1st Avenue.

Its southern boundary is generally north of the lots along Chase Lane, Northwood Lane and Country Club Parkway.

The District does not include Green Valley Subdivision, Oak Hills Subdivision, Beverly Hills Estates and that portion Charter Oaks Subdivision that is north of Charter Oaks Drive and 1st Avenue.

EXHIBIT B
CPNMD RESOLUTION

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
CASTLE PINES NORTH METROPOLITAN DISTRICT**

Petition for Inclusion of Property into the Boundaries of the Parker Water and Sanitation District

WHEREAS, the Castle Pines North Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado located in Douglas County, Colorado; and

WHEREAS, in order to provide renewable water resources, achieve efficiencies of scale and provide the best water and wastewater service at the lowest cost, the District desires to include its boundaries into the boundaries of the Parker Water and Sanitation District (“**PWSD**”) and

WHEREAS, the District and PWSD (collectively, the “**Parties**”) are currently negotiating an agreement regarding the provision of water and wastewater services and the proposed inclusion; and

WHEREAS, the Parties anticipate an election of the eligible electors within the District on the question of whether the District should be included into PWSD will be held on May 4, 2021 if the Parties successfully negotiate an inclusion agreement beneficial to both; and

WHEREAS, the District has approved this petition in the exercise of its legislative discretion and as a governmental function in the interest of public health, safety and welfare and is not under any order or coercion to reduce, abandon or otherwise limit its services beyond those currently existing and all such reductions are undertaken voluntarily for the reasons stated above:

NOW THEREFORE, be it resolved and ordered by the Board of Directors of the Castle Pines North Metropolitan District petitions the Board of Directors of the Parker Water and Sanitation District:

A. To take all actions legally necessary to include the property described on Exhibit A into the boundaries of Parker Water and Sanitation District in order to consolidate all water and sanitary sewer services of the District into the operations of Parker Water & Sanitation District contingent upon:

1. Approval of the eligible electors of the District at an election to be called by Parker Water & Sanitation District and to be held May 4, 2021; and,
2. Satisfaction of the terms and conditions of an inclusion agreement establishing the rights and obligations of the Parties prior to consummation of the inclusion process and thereafter.

B. To take all reasonable actions to work with the District to ensure access to renewable water resource and sanitary sewer services more efficiently, effectively at the same or lower cost than currently incurred by residents of the District.

Adopted this 14th day of December, 2020.

CASTLE PINES NORTH METROPOLITAN
DISTRICT



President, Board of Directors of the Castle Pines
North Metropolitan District

Attest:



Secretary

Approved as to Form:

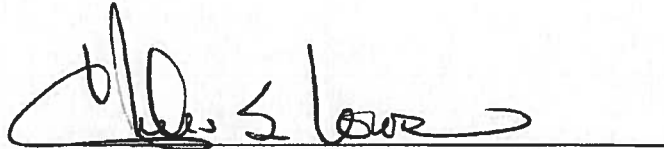


Kim J. Seter, Esq.

CERTIFICATE

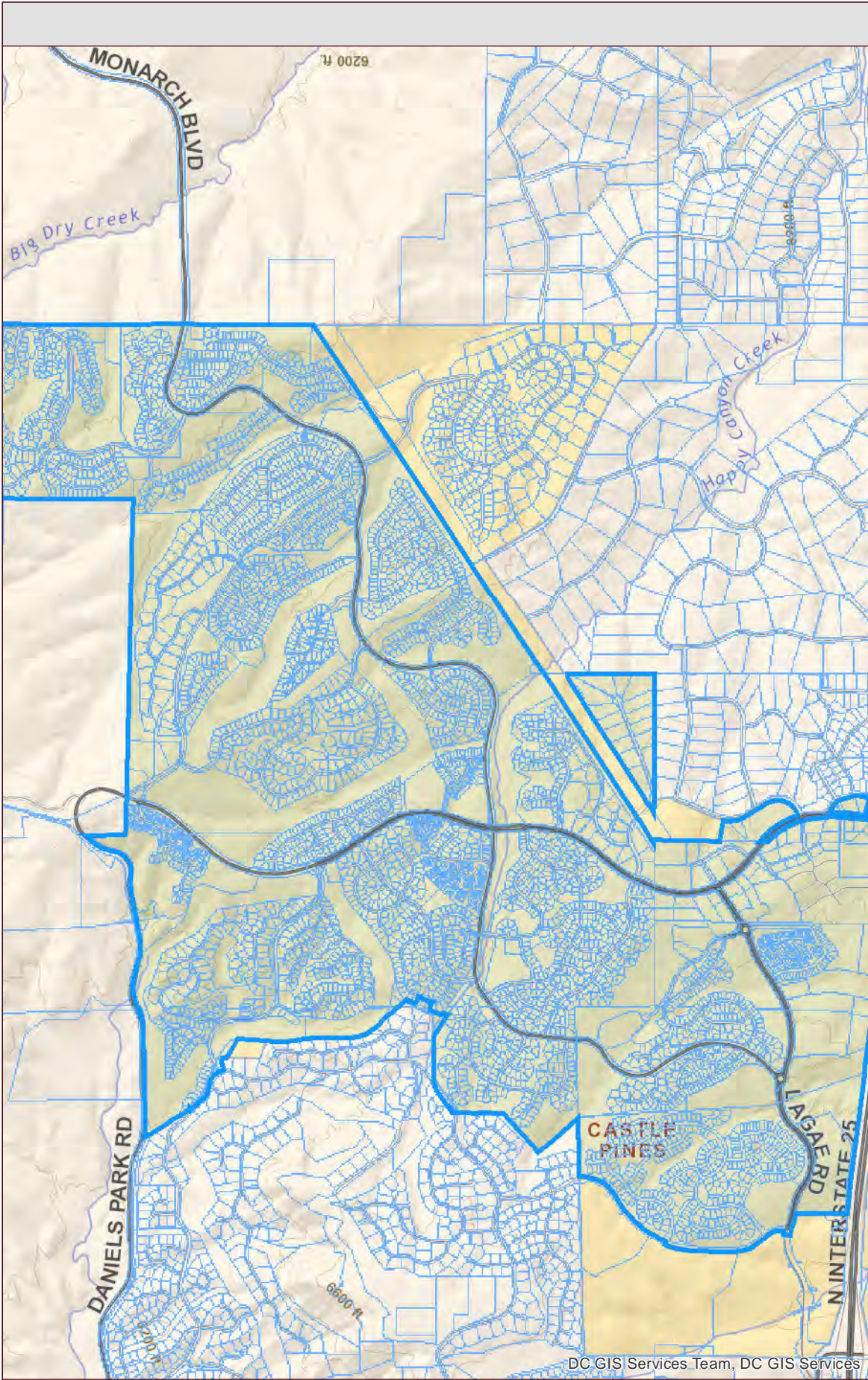
COMES NOW the Secretary/Assistant Secretary of the Castle Pines North Metropolitan District, and hereby certifies that the attached resolution is a true and accurate copy of the resolution adopted by the Board of Directors at a special meeting, held Monday, December 14, 2020 at 6:00 p.m.

WITNESS my hand this 14th day of December, 2020.



Secretary/Assistant Secretary
Castle Pines North Metropolitan District

EXHIBIT A



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

School

Private Road

Railroad

DC GIS Services Team, DC GIS Services

DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
 Philip S. Miller Bldg., 100 Third St.
 Castle Rock, Colorado 80104

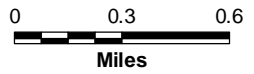


EXHIBIT C
INCLUSION AGREEMENT

INCLUSION AGREEMENT

This Inclusion Agreement is entered into between **Castle Pines North Metropolitan District** and Castle Pines North Metropolitan District acting by and through its **Water Activity Enterprise** and its **Wastewater Activity Enterprise** (“CPN”) and **Parker Water & Sanitation District** (“PWSD”).

RECITALS

- A. CPN is a quasi-municipal corporation and political subdivision of the State of Colorado that provides water, sewer, park and recreation facilities and services within its boundaries shown on **Exhibit A-CPN Boundary** (“CPN Boundary”).
- B. CPN provides extraterritorial water and/or sewer services by contract to the area depicted on **Exhibit B-CPN Extraterritorial Service Area** (“CPN Extraterritorial Service Area”).
- C. CPN is governed by its Board of Directors (“CPN Board”) which has determined that renewable water resources and lower costs to its residents and taxpayers can best be obtained by including the CPN Boundary into PWSD to obtain water and sanitary sewer services.
- D. PWSD is a quasi-municipal corporation and political subdivision of the State of Colorado providing water and sanitary sewer services within its boundaries shown on **Exhibit C-PWSD Boundary** (“PWSD Boundary”).
- E. PWSD is governed by its Board of Directors (“PWSD Board”) which has determined there are benefits to its residents and taxpayers to include the CPN Boundary within its boundaries and to provide water and sanitary sewer services to it and the CPN Extraterritorial Service Area.
- F. The Colorado Revised Statutes provide that the boundaries of a special district may be altered by the inclusion of property pursuant to §§ 32-1-401(2)(a)(II), C.R.S. *et seq.* (the “**Inclusion Statute**”).
- G. The parties desire to submit the question of whether to include the CPN Boundary into the PWSD Boundary, subject to all terms and conditions of this Inclusion Agreement, to the electors of CPN.
- H. The parties desire that if the electors of CPN approve the inclusion, the inclusion will take effect on January 3, 2022, conditional upon satisfaction of all the terms and conditions set forth herein.
- I. The parties expressly agree that if all the terms and conditions set forth herein are not satisfied, the CPN Boundary will not be included within PWSD Boundary and the Extraterritorial Service Area will remain subject to service by CPN. However, the parties may explore other options to consolidate services.

Now, Therefore, in order to satisfy the requirements of the Inclusion Statute and to provide for the continued provision of water and sanitary sewer services to the CPN Boundary and CPN Extraterritorial Service Area until the proposed inclusion takes effect, the parties have entered into this Inclusion Agreement.

AGREEMENT

I. AGREEMENT TO INCLUDE

- A. Agreement to Include/Election. PWSD will include the CPN Boundary within the PWSD Boundary effective **January 3, 2022** (“**Inclusion Date**”) provided the “eligible electors” within the CPN Boundary approve inclusion at an election held in the manner described in §§ 32-1-401 *et. seq.*, C.R.S. and upon satisfaction of the following conditions:
1. CPN satisfies or arranges for satisfaction of all of the outstanding debt obligations listed on **Exhibit D** (“**CPN Debt**”) by December 1, 2021.
 2. CPN does not incur any additional debt nor enter into any other significant long-term obligations prior to the Inclusion Date, except as consented to by PWSD.
 3. CPN satisfies or arranges for satisfaction of all outstanding liabilities that affect the water and sewer systems that are due and payable prior to the Inclusion Date.
 4. There are no materially adverse changes in the condition or useful life of CPN equipment, facilities, and infrastructure between the date of this Inclusion Agreement and the Inclusion Date.
 5. CPN pays or makes arrangements to pay the Infrastructure Component of the Inclusion Fee as established in Section III on the Inclusion Date.
 6. CPN makes the following conveyances or assignments to PWSD on the Inclusion Date:
 - a. Conveyance of Equipment, Infrastructure and Facilities. Conveyance of all necessary equipment, infrastructure, facilities, improvements and related rights, utilized by CPN to provide water and sanitary sewer services within the CPN Boundary and the CPN Extraterritorial Service Area.
 - i. A non-exclusive list of equipment, infrastructure and facilities is included on **Exhibit E** (“**Infrastructure and Facilities**”) and as depicted on **Exhibit H** (“**Non-Exclusive Easements and Facilities Map**”).

- ii. Conveyance of Equipment, Infrastructure and Facilities will be by Bill of Sale, except that any associated real property shall be conveyed by special warranty deed or appropriate assignment of easement.
- b. Conveyance of Water Rights and Well Sites/Meter Reading Tower sites. Conveyance of the Water Rights and all necessary developed and/or undeveloped well sites and meter reading tower sites, or acceptable alternatives, required by PWSD.
 - i. Water Rights to be conveyed are listed on **Exhibit F (“Water Rights”)**.
 - ii. A non-exhaustive list of existing and undeveloped well sites and meter reading tower sites to be conveyed is included on **Exhibit G (“Well Sites”)**.
 - iii. Conveyance of Water Rights, Well and Tower Sites will be by special warranty deed. Well and tower sites may be by easement if agreed upon by PWSD. All conveyances shall be free and clear of liens and encumbrances unless otherwise agreed upon by PWSD.
- c. Easements. Conveyance or assignment of all easements necessary for location and/or access to all Infrastructure Facilities, Well Sites and Tower sites pipelines and related facilities in a manner appropriate for the right involved. A non-exclusive easement map is attached as **Exhibit H (“Non-Exclusive Easements and Facilities Map”)**.
- d. Water Storage Rights and Agreements. Conveyance or assignment of all water storage and conveyance rights and agreements for water used to serve the CPN Boundary and CPN Extraterritorial Service Area. A list of the rights and agreements is attached as **Exhibit F (“Water Storage Rights”)**.
- e. Sanitary Sewer Treatment Agreements. Conveyance or assignment of all sanitary sewer treatment agreements and excess capacity listed on **Exhibit I (“Sanitary Sewer Treatment Agreements”)**.
- f. Prepaid Tap, Inclusion and Extraterritorial Service Agreements. Assignment of all prepaid tap, inclusion and extraterritorial service agreements and developer bonds and warranties for construction of public infrastructure provided thereunder existing on the Inclusion Date.

- g. Permits and Licenses. Assignment of all permits and licenses necessary for the operation of the Facilities and Infrastructure and treatment of waste water listed on **Exhibit J** (“**Permits**”).
- B. Election. The election will be held on May 4, 2021.
 - 1. PWSD will prepare all inclusion documents and follow the procedures required by §§ 32-1-401, C.R.S. to call the election.
 - 2. The designated election official will be identified by CPN.
 - 3. All costs of the election will be borne by CPN.
- C. In the event the eligible electors do not approve inclusion at the May 4, 2021 election, this Inclusion Agreement is terminated and will have no further force or effect. However, the parties may explore other options to consolidate services.

II. AGREEMENT TO SERVE

- A. Agreement to Serve. PWSD will provide water and sewer services to all property within the CPN Boundary and CPN Extraterritorial Service Area beginning on the Inclusion Date provided this Agreement has not been terminated as provided herein and the conditions set forth in Section I(A) have been satisfied.
- B. Obligations Assumed by PWSD. CPN represents that all of its obligations have been disclosed and it will to the fullest extent permitted by law indemnify, defend and hold PWSD harmless from any claims based on agreements or arrangement not disclosed and from any claim, damage or obligation based on, arising from or otherwise related to CPN existing debt that is not satisfied as represented by CPN prior to the Inclusion Date, including by way of example and not by way of limitation, obligations to claims by any bondholders. PWSD will assume all obligations of CPN contained in agreements or arrangements disclosed in this Inclusion Agreement (other than those that are required to be satisfied prior to the Inclusion Date); including, but not limited to honoring all prepaid or committed tap agreements without additional charges for the tap right that would not have been charged by CPN.
- C. Obligations Assumed by CPN.
 - 1. After the date of this Inclusion Agreement, CPN will advise PWSD of any new tap requests or requests for acknowledgment of services that will affect PWSD’s future service or service area, or use of facilities, and consult with PWSD concerning necessary changes to this or other agreements.

2. CPN will not incur any additional debt affecting water and sewer facilities or service in excess of an aggregate of \$250,000.00 after the execution of this Inclusion Agreement without consulting PWSD regarding the effect on this Inclusion Agreement.
3. Any new inclusions of territory into the CPN Boundary or agreement to provide extraterritorial service is subject to PWSD prior consent.

D. Financial Matters. The parties acknowledge that operation of the CPN water and sanitary sewer systems will continue during the preparation for and prior to satisfaction of the obligations in this Inclusion Agreement. The parties will consult with each other on major operational changes or commitments. Funds collected by CPN for future system development, maintenance or repairs, not expended prior to the Inclusion Date, will be segregated and provided to PWSD and PWSD will utilize the funds for the purposes for which they were collected. Funds, in excess of the Inclusion Fee, as described below, will be segregated for repairs, maintenance and improvements within the CPN Boundary, as shown on **Exhibit A**.

1. Districts' Mill Levies.

- a. CPN will certify its final general fund mill levy for water and sanitary sewer services against the property in the CPN Boundary on or before December 15, 2021 (for collection in 2022).
 - i. Property within CPN will be included in PWSD on or about January 3, 2022, the Inclusion Date, and PWSD will begin providing services.
 - ii. After the Inclusion Date, CPN will pay to PWSD a quarterly fee for water and sanitary sewer services equal to the taxes that would have been paid to PWSD if PWSD's mill levy had been assessed against the included property for collection in 2022.
- b. PWSD will certify a uniform mill levy on or about December 15, 2022 (for collection in 2023) throughout its district including the included property; provided that PWSD may in the future and only to the extent permitted by law, assess unique mill levies in its district for reasons separate and apart from the inclusion contemplated herein.
- c. Commencing with the tax year 2022 (for collection in 2023), CPN will permanently cease assessing that portion of its mill levy that is for water and sewer services. CPN's mill levy reduction shall be permanent. CPN may assess a mill levy for its remaining operations as long as necessary.

2. Fees, Rates, Tolls and Charges. PWSD's fees, rates, tolls and charges will be uniform across the district boundaries except to the extent allowed in Article III, and except to the extent permitted by law for reasons separate and apart from the inclusion contemplated herein. The parties believe these fees, rates, tolls and charges and the mill levy will be lower than those charged by CPN for water and sanitary sewer services.

III. INCLUSION FEE

CPN shall pay to PWSD an inclusion fee totaling Thirty Four Million Eight Hundred Thousand Dollars (\$34,800,000.00) (the "**Inclusion Fee**"). The Inclusion Fee consists of two components. The first component (the "**Infrastructure Component**") of Twenty Eight Million Four Hundred Thousand Dollars (\$28,400,000.00) is to pay PWSD for the estimated direct costs of connecting the PWSD system to the CPN system, maintenance and upgrades to the CPN system required for PWSD to serve CPN's customers, and for infrastructure costs related to PWSD's renewal water supply project. The second component (the "**Renewable Water Component**") of Six Million Four Hundred Thousand Dollars (\$6,400,000.00) is to reimburse PWSD for CPN's share of the costs of PWSD's renewal water supply and CPN's share of the costs of PWSD's water treatment plant expansion.

The parties anticipate CPN will pay the Infrastructure Fee on or before the Inclusion Date. In the event CPN does not have sufficient funds to pay the entire Inclusion Fee by the Inclusion Date, the Renewable Water Component will be recovered by PWSD with a surcharge against users in the CPN Boundary and CPN Extraterritorial Service Area extending beyond the Inclusion Date. The parties may agree upon modified amounts for the Infrastructure Component and Renewable Water Component. Should, as anticipated, CPN be willing and able to pay an amount greater than the Infrastructure Component amount of Twenty Eight Million Four Hundred Thousand Dollars (\$28,400,000.00), the parties may agree that the additional amount may be used to reduce the amount of the Renewable Water Component. Should CPN be unable to pay an amount equal to the Infrastructure Component amount of Twenty Eight Million Four Hundred Thousand Dollars (\$28,400,000.00), the parties may agree to increase the amount of the Renewable Water Component and have PWSD recover more than the anticipated Six Million Four Hundred Thousand Dollars \$6,400,000.00 via the surcharge.

Either party may terminate this Inclusion Agreement prior to the Inclusion Date at the sole discretion of the terminating party. Termination of this Inclusion Agreement shall result in termination of the proposed inclusion of the CPN Boundary in the PWSD Boundary.

IV. CPN WATER AND SEWER EMPLOYEES

At least 60 days prior to the Inclusion Date, PWSD will prepare written job offers to employees of CPNMD who perform work related to CPMND's provision of water and sanitary services, if PWSD determines in its sole discretion to provide any such offers. No later than thirty (30) days prior to the Inclusion Date, CPN will advise employees that positions are being

terminated and when due, CPN shall make all payments required by any employment contracts or law including satisfaction of all pension funding requirements owed as a result of employment by CPN of any CPN employees.

V. MISCELLANEOUS GENERAL PROVISIONS

- A. Governing Law and Venue. This Inclusion Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Douglas County, Colorado.
- B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Inclusion Agreement by either party shall not constitute a waiver of any of the other terms or obligation of this Inclusion Agreement.
- C. Integration. This Inclusion Agreement and any attached exhibits constitute the entire agreement between parties, superseding all prior oral or written communications.
- D. Third parties. There are no intended third-party beneficiaries to this Inclusion Agreement.
- E. Notice. Any notices required or permitted to be delivered hereunder shall be in writing and shall be deemed to be delivered when personally delivered to the parties hereto at the addresses hereafter stated or when deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested, addressed to the parties hereto stated:

Parker Water and Sanitation District
18100 E. Woodman Drive
Parker, Colorado 80134

With a copy to:
Hoffmann, Parker, Wilson & Carberry, PC
511 Sixteenth Street, Ste 610
Denver, Colorado 80202

Castle Pines North Metropolitan District
7404 Yorkshire Dr.
Castle Pines, CO 80108

With a copy to:
Seter & Vander Wall, P.C.
7400 E. Orchard Road, Suite 3300
Greenwood Village, Colorado 80111

- F. Severability. If any provision of this Inclusion Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

- G. Modification. This Inclusion Agreement may only be modified upon written agreement of the parties.
- H. Successors and Assigns. It is mutually agreed that all the covenants and agreements contained herein shall extend to and be binding upon the successors, and assigns of the respective parties.
- I. Governmental Immunity. The parties, their officers, and employees, are relying on, and do not waive or intend to waive by any provision of this Inclusion Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the parties and their officers or employees.
- J. Rights and Remedies. The rights and remedies under this Inclusion Agreement are in addition to any other rights and remedies provided by law. The expiration of this Inclusion Agreement shall in no way limit the parties' legal or equitable remedies, or the period in which such remedies may be asserted.
- K. Subject to Annual Appropriations. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligations of the parties not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of the parties hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year. Failure to appropriate funds sufficient to fulfill a party's obligations under this Inclusion Agreement shall be grounds for the other party to terminate this Inclusion Agreement.
- L. Further Assurances. Upon a party's request, the other party shall execute acknowledge, and deliver such further assurances as are reasonably required for the purpose of evidencing, perfecting, or confirming the obligations set forth in this Inclusion Agreement and transaction intended thereby. Upon a party's request and direction, the other party shall execute and deliver, or cause to be executed and delivered, and where appropriate shall cause to be recorded or filed and thereafter to be re-recorded or refiled, such documents as a party reasonably considers necessary or desirable to effectuate and complete the terms of this transaction.
- M. No Overlap Authorization. Upon completion of the inclusion contemplated herein, CPN shall not provide any water or sewer service within the boundaries of PWSD, as those boundaries may be amended from time to time.
- N. Effective Date. This Inclusion Agreement is effective on the last date of Board Approval provided by the Secretary in the attestation below.

[Remainder of Page Intentionally Left Blank. Signatures on Following Page.]

Castle Pines North Metropolitan District

President

Attest:

Secretary
Date of Board Approval: _____

Approved as to Form:

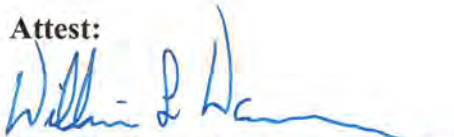
Kim J. Seter, Co Atty No. 14294
Attorney for the District

Parker Water and Sanitation District



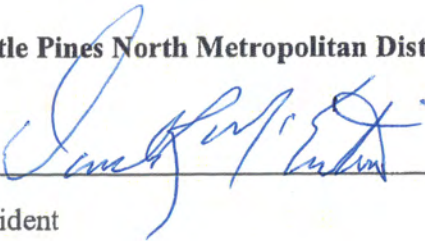
President

Attest:




Secretary VICE PRESIDENT
Date of Board Approval: 2/11/2021

Castle Pines North Metropolitan District



President

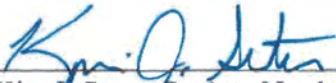
Attest:



Secretary

Date of Board Approval: 2-8-2021

Approved as to Form:



Kim J. Seter, Co Atty No. 14294
Attorney for the District

Parker Water and Sanitation District

President

Attest:

Secretary

Date of Board Approval: _____

EXHIBIT A
CPN BOUNDARY

CASTLE PINES NORTH



METROPOLITAN DISTRICT™

2021 Boundaries

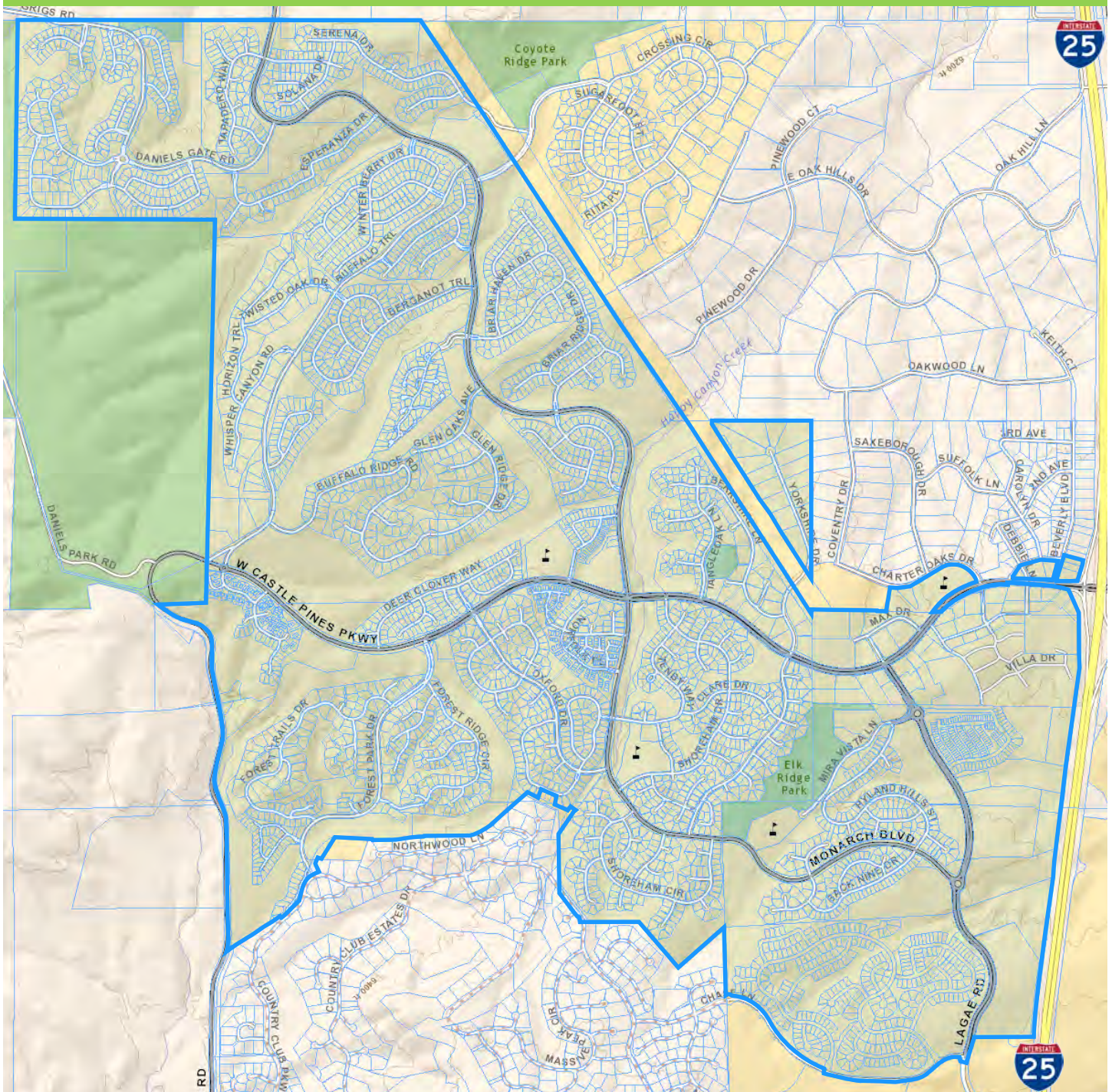


EXHIBIT B

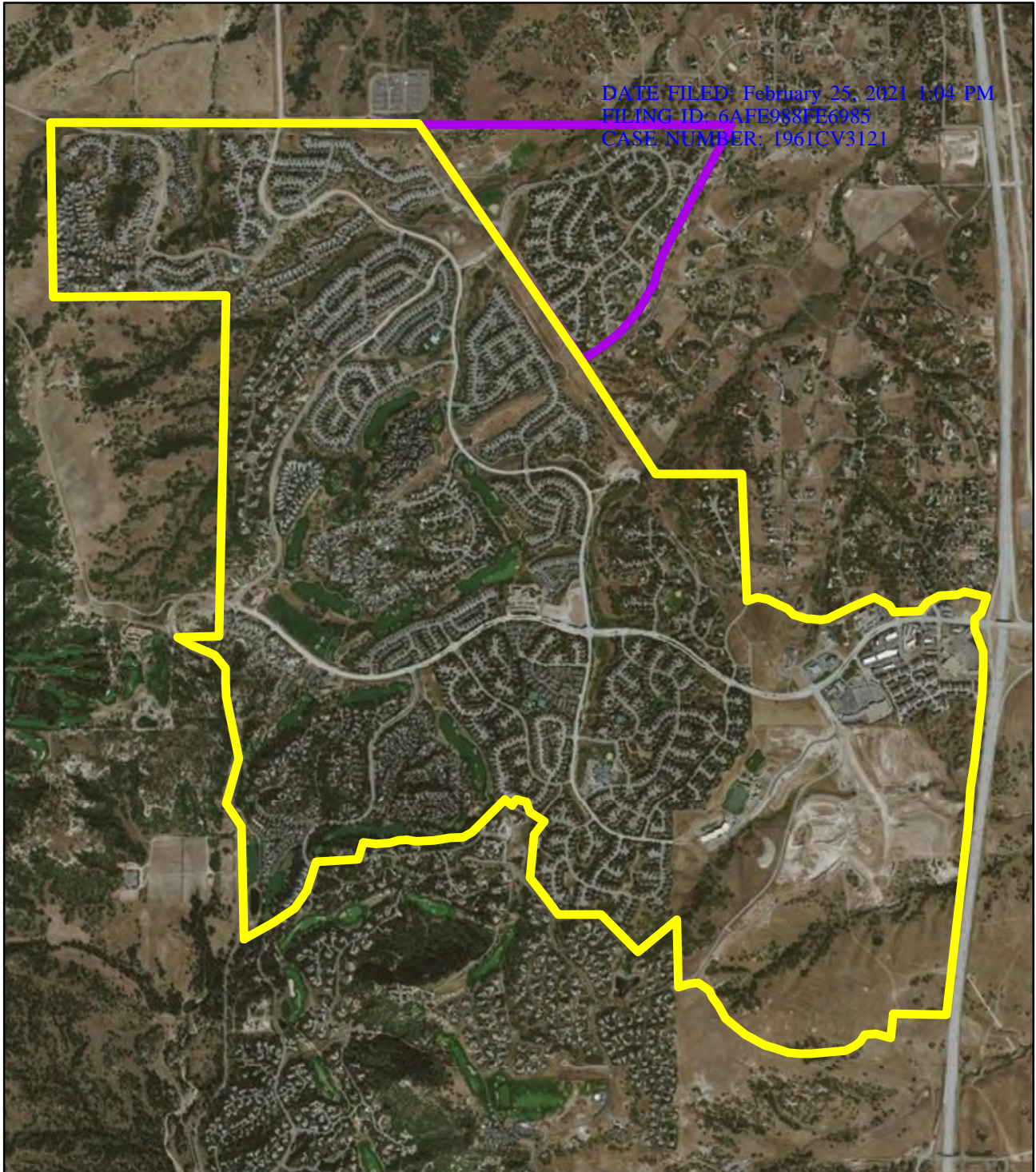
CPN EXTRATERRITORIAL SERVICE AREA BOUNDARY

R67W



DATE FILED: February 25, 2021 1:04 PM
FILING ID: 6AFB988FE6085
CASE NUMBER: 1961CV3121

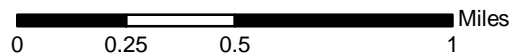
T6S

T7S



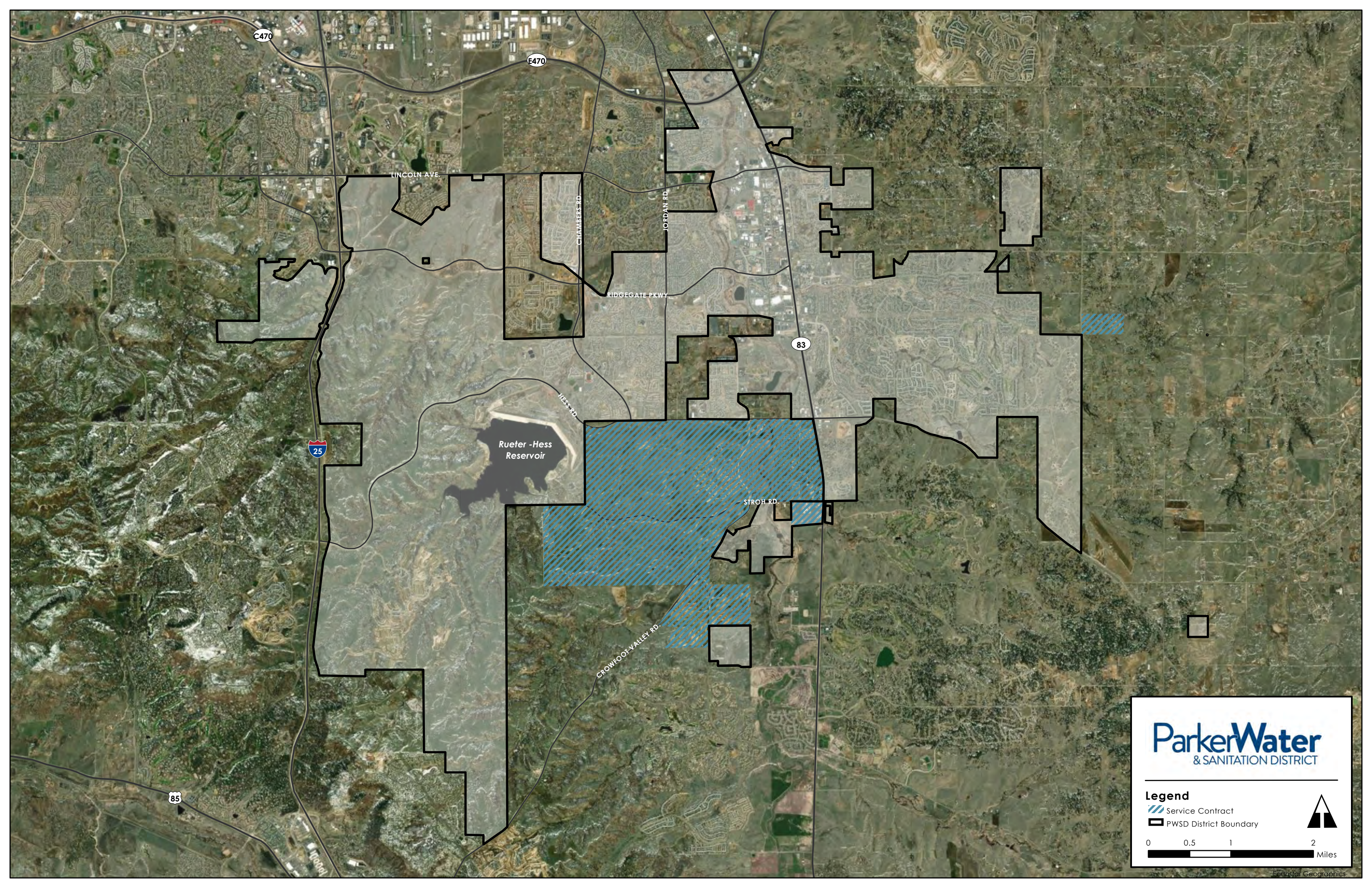
LEGEND

-  Current District Boundary
-  Extraterritorial Area Served by Contract



HAMRE, RODRIGUEZ, OSTRANDER & DINGESS, P.C.		
CASTLE PINES NORTH METROPOLITAN DISTRICT BOUNDARIES		
File Name: Exhibit B - District Boundary.mxd	Date: 2/26/2018	
Project No.: 1420-17	Drawn By: ADV	Exhibit: B

EXHIBIT C
PWSD BOUNDARY



C470

E470

LINCOLN AVE.

CHAMBERS RD.

JORDAN RD.

RIDGEGATE PKWY.

83

25

Ruetter -Hess Reservoir

HESS RD.



STROH RD.

CROWFOOT VALLEY RD.

85

ParkerWater
& SANITATION DISTRICT

Legend

-  Service Contract
-  PWS District Boundary

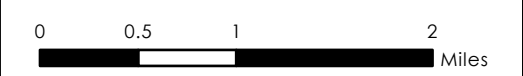


EXHIBIT D

CPN DEBT

CPN Debt to be Satisfied

1. Chatfield Reallocation Project-Phase I Contract
Loan Contract Number CT2018-1616 originally \$5,462,484.00
2. CWCB Loan C150404C/CMS:72704 Core: CT2016-2051
In the original amount of \$1,587,720.00
3. Refunding Certificates of Participation-Series 2015
In the original amount of \$21,895,000.00

EXHIBIT E
INFRASTURE AND FACILITIES

CPNMD Fund	DESCRIPTION	Year Installed/Acquired	Original Cost	Depreciation Method	Annual Depreciation	Accumulated Depreciation	Book Value 12-31-19	Additional Notes
These assets will be sold to assist in paying off CPNMD's debt as part of the inclusion.								
Gen Gov	LAND-FARM	2009	348,100	N/A			348,100	Platteville Farm
Gen Gov	LAND-FARM	2009	933,279	N/A			933,279	Fulton Farm
Gen Gov	Water Rights	2009	1,698,530	N/A			1,698,530	Platteville Ditch Water Rights
Gen Gov	Water Rights	2009	2,398,763	N/A			2,398,763	Fulton Ditch Water Rights
Water	Vincent Farms (Meadow Island) Water Rights	None Given	3,980,213	N/A			3,980,213	
These assets will be turned over the PWSD if the CPNMD inclusion is approved by the voters.								
Gen Gov	Water Storage Rights	2008	8,366,941	N/A		-	8,366,941	Reuter-Hess Lease/Purchase Costs
Gen Gov	Water Rights	2009	5,259,029	N/A		-	5,259,029	Hock Hocking Water Rights
Water	LAND & RIGHT OF WAY	None Given	103,115.35	N/A		-	103,115	
Water	BUILDING & IMPROVEMENTS	1995	1,690,204.70	SL 60	28,170.08	775,594.49	914,610	
Water	Arapahoe Well A-7 Improvements	2001	422,801.42	SL 50	8,456.03	156,436.52	266,365	
Water	Denver Well A-7 Improvements	2001	277,545.87	SL 50	5,550.92	102,691.97	174,854	
Water	Well A-6 Improvements	2003	811,521.87	SL 50	16,230.44	267,802.22	543,720	
Water	Well DE-6 Improvements	2003	191,311.85	SL 50	3,826.24	63,132.91	128,179	
Water	WELL A-4 and A -Improvements	1996	380,448.00	SL 50	7,608.96	178,768.78	201,679	
Water	Reuse Water Main	2003	235,790.32	SL 25	9,431.61	155,621.61	80,169	
Water	24 Inch Tank Supply Line	2004	948,299.59	SL 25	37,931.98	587,945.74	360,354	
Water	Reuse Water Main	2004	1,662.80	SL 25	66.51	1,030.94	632	
Water	Well Field 5 Main	2004	208,459.19	SL 50	4,169.18	64,622.35	143,837	
Water	Denver Well LDA 2	2004	121,358.20	SL 50	2,427.16	37,621.04	83,737	
Water	Prior Year CIP	2004	1,450,319.42	SL 50	29,006.39	449,599.02	1,000,720	
Water	Well A-7 & DE-7 site improvements	2006	25,000.00	SL 50	500.00	6,750.00	18,250	
Water	Water Rights Optimization Plan	2008	74,785.50	SL 10	-	74,785.50	-	
Water	Well A4 Improvements	2012	210,000.00	SL 10	21,000.00	157,500.00	52,500	
Water	Well A5 Improvements	2013	420,233.00	SL 10	42,023.30	276,653.39	143,580	
Water	MACHINERY & EQUIPMENT	1990	2,022,564.56	SL 25		2,022,564.56	-	
Water	Arapahoe Well A-7 Pump and Motor	2001	343,463.00	SL 10	-	343,463.00	-	
Water	Denver Well A-7 Pump & Motor	2001	228,623.30	SL 10	-	228,623.30	-	
Water	WTP Filter Expansion 2002	2002	283,024.00	SL 25	11,320.96	198,116.80	84,907	
Water	Well A-6 Pump & Motor	2003	327,017.00	SL 10		327,017.00	-	
Water	Well DE-6 Pump & Motor	2003	256,533.66	SL 10		256,533.66	-	
Water	MACHINERY & EQUIP	1994	139,194.68	SL25	1,022.16	139,194.68	-	
Water	Dawson Well Pump & Motor(2002 \$6,223)	None Given	98,231.88	SL 10	-	98,231.88	-	
Water	Arapahoe Well A-2 Pump & Motor	None Given	148,420.35	SL 10	-	148,420.35	-	
Water	NEW WELL DENVER	None Given	12,637.00	SL 10	-	12,637.00	-	
Water	IRRIGATION WELL BUILDING	None Given	4,765.00	SL 10	-	4,765.00	-	
Water	Communications Equipment	2004	45,052.00	SL 5		45,052.00	-	
Water	WELL A-1 Pump & Motor	2006	339,565.81	SL 10	-	339,565.81	-	
Water	WTP Pump Control Valve	2006	7,313.20	SL 10	-	7,313.20	-	
Water	Lower Dawson Well 1 Pump & Motor	2006	129,943.99	SL 10	-	129,943.99	-	
Water	Radio and Meter Equipment	2007	66,440.00	SL 5	-	66,440.00	-	
Water	Half of Security Equipment	2007	12,581.75	SL 5	-	12,581.75	-	
Water	WELL A-2 Pump & Motor	2007	426,239.06	SL 10	-	426,239.06	-	
Water	Well AD-5 - pump and motor	2007	454,896.13	SL 10	-	454,896.13	-	
Water	WELL A-4 pump, motor and rehab	2008	556,359.07	SL 10		556,359.07	-	
Water	Pressure reducing station	2008	78,786.48	SL 10		78,786.48	-	
Water	Well A-6, new pump and motor	2009	333,052.00	SL 10	16,652.60	333,052.00	-	
Water	Well DE-6, new pump	2009	129,814.00	SL 10	6,490.70	129,814.00	-	
Water	Well A-5, pump, motor and rehab	2009	300,205.50	SL 10	15,010.28	300,205.51	(0)	
Water	Well A-3, pump, motor and rehab	2009	503,450.00	SL 10	25,172.50	503,450.00	-	
Water	WTP Chloramine Conversion	2009	427,943.75	SL 10	21,397.16	427,943.72	0	
Water	Rebuild Pump 1	2010	12,083.80	SL 10	1,208.38	11,479.61	604	
Water	Well A-5, replace starter	2011	70,675.00	SL 10	7,067.50	60,073.75	10,601	
Water	VXU Meter	2013	25,298.00	SL 10	2,529.80	15,178.80	10,119	
Water	Valve Replacement	2014	41,987.73	SL 10	3,149.08	18,894.48	23,093	

CPNMD Fund	DESCRIPTION	Year Installed/Acquired	Original Cost	Depreciation Method	Annual Depreciation	Accumulated Depreciation	Book Value 12-31-19	Additional Notes
Water	VXU Meter	2014	31,597.63	SL 10	3,159.76	18,958.58	12,639	
Water	AC Unit	2014	28,850.00	SL 10	2,885.00	17,310.00	11,540	
Water	Pump Station Meter	2015	22,420.00	SL10	2,242.00	9,902.17	12,518	
Water	2018 Ford F-150 (Nate)	2019	17,366.70	SL 5	1,736.67	1,736.67	15,630	
Water	2014 Toyota Truck - 8462	2014	28,990.00	SL 5	2,899.00	28,990.00	-	
Water	IMPROVEMENT OTHER THAN BLDG.	1990	610,365.35	SL 50	12,207.31	354,511.49	255,854	
Water	WTP Expansion 2002	2002	73,725.78	SL 25	2,949.03	51,608.05	22,118	
Water	Infiltration Gallery 1 Happy Canyon	2003	156,492.43	SL 25	6,259.70	112,674.55	43,818	
Water	IMPROVEMENT O/T BLDG.	1985	1,115,653.67	SL 50	22,313.07	767,532.52	348,121	
Water	Infiltration Gallery 1 Oak Hills	2004	22,941.04	SL 25	917.64	14,223.44	8,718	
Water	South Tank site landscaping	2005	67,378.80	SL 10	-	67,378.80	-	
Water	WTP landscaping	2006	10,984.50	SL 10	-	10,984.50	-	
Water	Well and Treatment plant improvements	2007	35,178.20	SL 10	-	35,178.20	-	
Water	Well A-4 concrete fence and landscape	2008	27,737.81	SL 10	-	27,737.81	-	
Water	Well A-5 Landscaping	2009	23,888.00	SL 10	1,194.40	23,888.00	-	
Water	Concrete fence at Well A-6 and Well A-2	2009	22,602.82	SL 10	1,130.14	22,602.82	-	
Water	Upgrade electrical system	2010	31,933.75	SL 10	3,193.38	30,337.06	1,597	
Water	Water main replacement	2010	113,018.76	SL 10	11,301.88	107,367.82	5,651	
Water	16" Force Main Ext	2010	866,736.95	SL 50	17,334.74	164,680.02	702,057	
Water	Waterline Replacement (1100')	2011	174,528.54	SL 25	6,981.14	59,339.70	115,189	
Water	WTP Retrofitting of computer controls	2011	39,985.00	SL 25	1,599.40	13,536.25	26,449	
Water	Well A2 Drive	2014	139,200.00	SL 20	6,960.00	39,440.00	99,760	
Water	GROUND WATER RIGHTS	1989	1,089,617.33	SL 100	10,896.17	336,443.14	753,174	
Water	Hock Hocking	2010	1,866,898.32	N/A	-	-	1,866,898	
Water	DISTRIBUTION Mains	1990	3,614,381.76	SL 100	36,143.82	1,080,896.56	2,533,485	
Water	Water Meters Retrofits	2005	48,016.31	SL 5	0.00	48,016.31	-	
Water	Well AD-5	2007	2,446,976.62	SL 50	48,939.53	611,744.16	1,835,232	
Water	Integrated Water Resources Plan	2007	143,331.76	SL 25	5,733.27	71,665.87	71,666	
Water	Well A1 Soft Start Controls	2010	67,944.00	SL 10	6,794.40	64,546.80	3,397	
Water	Interconnect Pipeline/Pumphouse	2014	10,800,338.25	SL 100	108,003.38	684,021.42	10,116,317	
Water	Interconnect Pipeline/Pumphouse - 2014	2014	1,570,846.97	SL 100	15,708.47	94,250.82	1,476,596	
Water	Interconnect Pipeline/Pumphouse - 2014	2014	208,724.00	SL 100	2,087.24	11,101.19	197,623	
Water	Water Tank	1985	1,018,471.20	SL 50	20,369.42	701,165.05	317,306	
Water	Water Tank	2004	1,228,977.36	SL 50	24,579.55	380,982.98	847,994	
Water	South Tank#2 (1.5 m gallons)	2005	68,205.90	SL 50	1,364.12	18,415.59	49,790	
Water	Developer Contributed Assets	2000	4,260,741.99	SL 38	42,607.42	825,454.08	3,435,288	
Water	Developer Contributed Assets	2000	4,352,587.04	SL 38	43,525.87	836,118.53	3,516,469	
Water - WIP	Chatfield Reservoir Storage - 2010	2010	113,426.32				113,426	
Water - WIP	Chatfield Reservoir Storage - 2011	2011	128,668.93				128,669	
Water - WIP	Chatfield Reservoir Storage - 2012	2012	53,059.26				53,059	
Water - WIP	Chatfield Reservoir Storage - 2013	2013	32,303.96				32,304	
Water - WIP	Chatfield Reservoir Storage - 2014	2014	17,396.30				17,396	
Water - WIP	Chatfield Reallocation Project - 2015	2015	58,220.23				58,220	
Water - WIP	Chatfield Reallocation Project - 2016	2016	332,764.96				332,765	
Water - WIP	South Platte River Water Rights	None Given	61,674.65				61,675	
Water - WIP	Plum Creek Water Rights Engineering/Legal - 2010	2010	447,319.23				447,319	
Water - WIP	Plum Creek Water Rights Engineering/Legal - 2011	2011	68,153.24				68,153	
Water - WIP	Plum Creek Water Rights Engineering/Legal - 2012	2012	43,843.07				43,843	
Water - WIP	Plum Creek Water Rights Engineering/Legal - 2013	2013	64,796.41				64,796	
Water - WIP	Plum Creek Water Rights Engineering/Legal - 2014	2014	20,540.65				20,541	
Water - WIP	Renewable Water Project - 2014	2014	216,860.00				216,860	
Water - WIP	Renewable Water Project - 2015	2015	142,060.00				142,060	
Water - WIP	Allen Bradley WTP	None Given	875,368.83				875,369	
Water - WIP	Remote Read Retrofit Program - 2015	2015	150,638.13				150,638	
Water - WIP	Remote Read Retrofit Program - 2016	2016	81,288.17				81,288	
Water - WIP	Remote Read Retrofit Program - 2017	2017	74,722.36				74,722	
Water - WIP	Chatfield Reallocation Project - 2017	2017	642,380.07				642,380	

CPNMD Fund	DESCRIPTION	Year Installed/Acquired	Original Cost	Depreciation Method	Annual Depreciation	Accumulated Depreciation	Book Value 12-31-19	Additional Notes
Water - WIP	Chatfield Reallocation Project - 2018	2018	3,510,890.31				3,510,890	
Water - WIP	Chatfield Reallocation Project - 2019	2019	2,216,495.60				2,216,496	
Water - WIP	Chatfield Accrued Financing Costs	None Given	209,226.92				209,227	
Wastewater	LIFT STATION MODIFICATION	2003	50,502.00	SL 20	2,525.10	41,664.16	8,838	
Wastewater	LIFT STATION MODIFICATION	2004	2,000.00	SL 20	100.00	1,500.00	500	
Wastewater	LS modification	2006	25,000.00	SL 20	1,250.00	16,875.00	8,125	
Wastewater	LS#3 Modifications (05-\$166,595/06-\$207,393)	2005/2006	373,988.44	SL 20	18,699.42	252,442.19	121,546	
Wastewater	Back-up generators - LS 2 & 4	2006	49,028.00	SL 5	-	49,028.00	-	
Wastewater	Half of Security Equipment	2007	12,581.75	SL 5	-	12,581.75	-	
Wastewater	Lift Station 3 variable frequency/pump	2008	179,795.38	SL 10		179,795.38	-	
Wastewater	Lift Stations 1 and 8 Muffin Monsters	2009	115,525.75	SL 10	5,776.29	115,525.75	-	
Wastewater	Install muffin monsters	2010	67,354.29	SL 10	6,735.43	63,986.58	3,368	
Wastewater	Hard Iroon/Eradicator Pumps (4 @ 9,332.205 each)	2015	37,328.82	SL10	3,732.88	16,020.29	21,309	
Wastewater	F-150 Truck (Nathan)	2019	17,366.70	SL 5	1,736.67	1,736.67	15,630	
Wastewater	2014 Toyota Truck - 8710	2014	28,990.00	SL 5	2,899.00	28,990.00	-	
Wastewater	2014 Ford F150	2014	59,356.75	SL 7	8,479.54	45,224.19	14,133	
Wastewater	Lift Station site landscaping	2007	47,428.87	SL 10	-	47,428.87	-	
Wastewater	Lift station 5&6 concrete and landscaping	2010	35,520.41	SL 20	1,776.02	16,872.19	18,648	
Wastewater	COLLECTION Main	1989	1,480,781.03	SL100	14,807.81	450,812.01	1,029,969	
Wastewater	PCWRA CAPACITY PURCHASE	1999	230,246.00	SL 20	4,736.07	230,246.00	-	
Wastewater	Developer Contributed Assets	2000	4,260,741.99	SL 100	42,607.42	825,454.08	3,435,288	
Wastewater	Developer Contributed Assets	2000	4,352,587.04	SL 100	43,525.87	836,118.53	3,516,469	
Wastewater - WIP	PCWRA Capacity Purchase - 2018	2018	4,950,326.00			-	4,950,326	
Wastewater - WIP	Lift Station No. 6 (2019)	2019	<u>405,460.30</u>		-	-	<u>405,460</u>	
TOTALS			91,816,630.44		960,824.36	22,030,435.66	69,786,194.78	

EXHIBIT F
WATER RIGHTS AND WATER STORAGE RIGHTS

CPNMD WATER RIGHTS AND WATER STORAGE

Water related assets to be conveyed and/or assigned to PWSD from CPNMD:

- a. Rights to Denver Basin Ground Water underlying land within CPN boundaries & contract service area – adjudicated and unadjudicated.
- b. Associated ancillary real property interests: easements, wells, other infrastructure, including water treatment plant
- c. CPNMD's ownership of a portion of the Hock Hocking water right
- d. CPNMD's ownership of 1,000 gpm of the 6,000 gpm adjudicated in Case No. 85CW479
- e. CPNMD's ownership of a 50% undivided interest in:
 - i. The water rights adjudicated in Cases No. 04CW292 and 04CW308
 - ii. Augmentation Plan adjudicated in Case No. 09CW275
- f. Assignment to PWSD of CPNMD's rights and obligations pursuant to Ridge Golf Course water lease.
- g. Assignment of rights & obligations for storage of water in 1,006 a.f. of reallocated Storage Space in Chatfield Reservoir pursuant to terms of "Water Provider Agreement" Colo. Dept. of Natural Resources and CPNMD, effective 10/16/2015.
- h. Assignment of rights and obligations pursuant to Chatfield Interconnect IGA.
- i. Assignment of rights & obligations for storage of water in 1,500 a.f. of storage space in Rueter-Hess Reservoir pursuant to terms of agreement with PWSD.
- j. Assignment of right to use capacity in PCWRA WWTP.

EXHIBIT G
WELL SITES TO BE CONVEYED

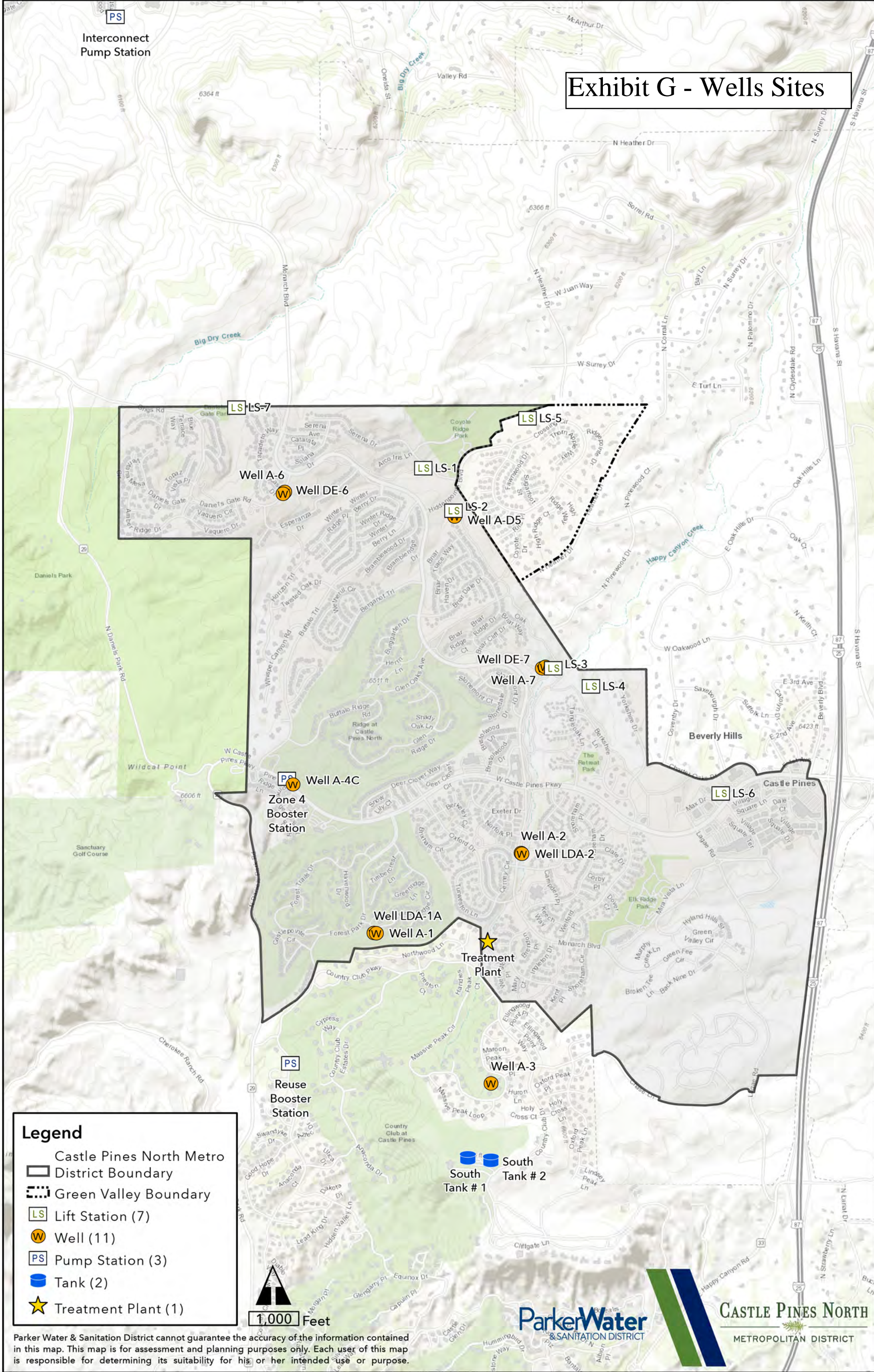
EXISTING WELLS AND WELL SITES

As shown on attached map:

1. Well Site No. 1, Well A-1 and Well LDA-1
2. Well Site No. 2, Well LDA-2
3. Well Site No. 3, Well A-3
4. Well Site No. 4, Well A-4C
5. Well Site No. 5, Well A-D5
6. Well Site No. 6, Well A-6 and Well DE-6
7. Well Site No. 7, Well A-7 and Well DE-7

PWSD will require three (3) additional well sites, which will be 1) identified and approved by PWSD, 2) a minimum of 3 acres in size and 3) buildable.

Exhibit G - Wells Sites



Legend

- Castle Pines North Metro District Boundary
- Green Valley Boundary
- Lift Station (7)
- Well (11)
- Pump Station (3)
- Tank (2)
- Treatment Plant (1)

1,000 Feet

South Tank # 1
South Tank # 2

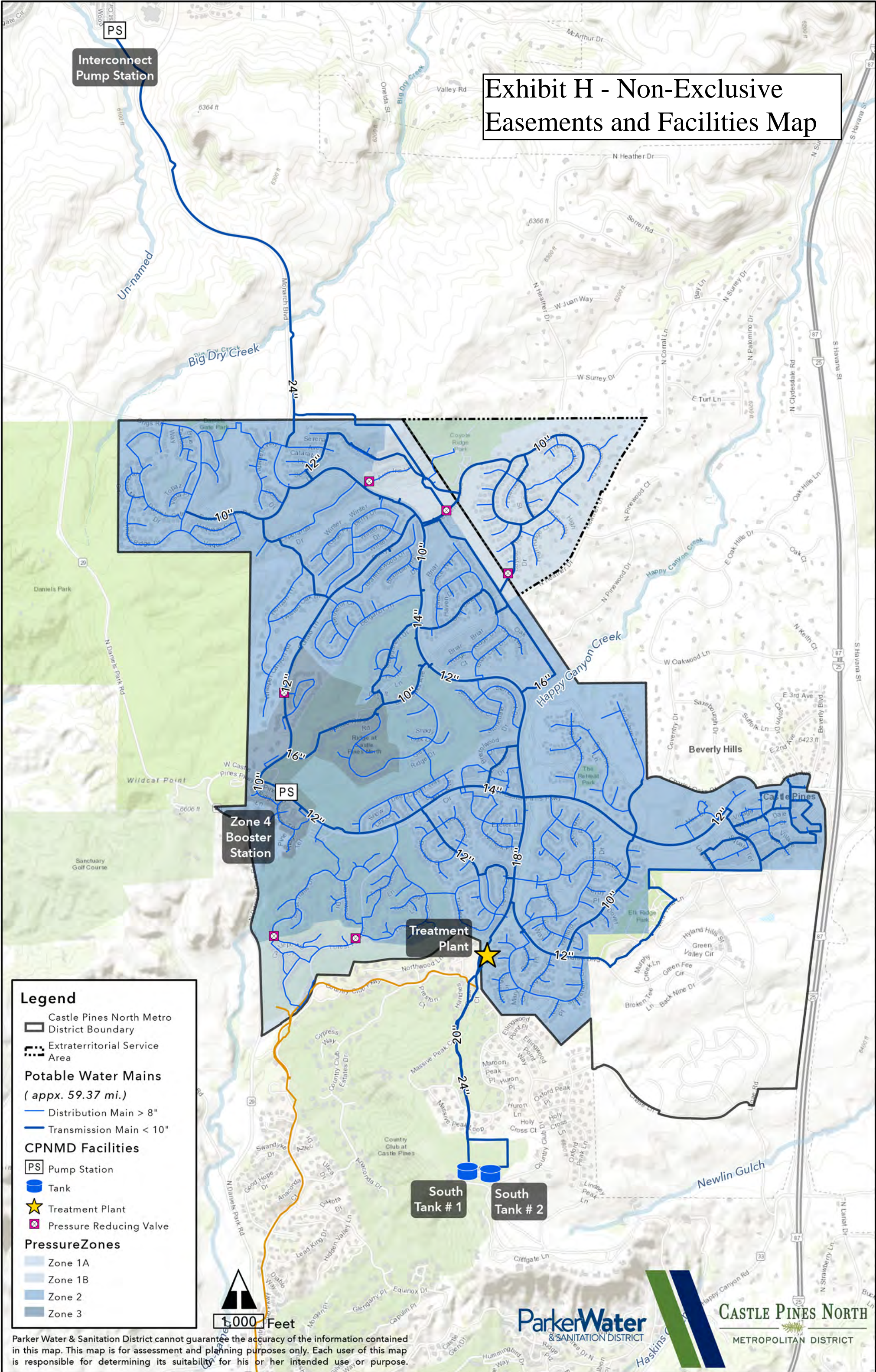


Parker Water & Sanitation District cannot guarantee the accuracy of the information contained in this map. This map is for assessment and planning purposes only. Each user of this map is responsible for determining its suitability for his or her intended use or purpose.

EXHIBIT H

NON-EXCLUSIVE EASEMENTS AND FACILITIES MAP

Exhibit H - Non-Exclusive Easements and Facilities Map



Legend

- Castle Pines North Metro District Boundary
- Extraterritorial Service Area
- Potable Water Mains**
(appx. 59.37 mi.)
- Distribution Main > 8"
- Transmission Main < 10"
- CPNMD Facilities**
- Pump Station
- Tank
- Treatment Plant
- Pressure Reducing Valve
- Pressure Zones**
- Zone 1A
- Zone 1B
- Zone 2
- Zone 3

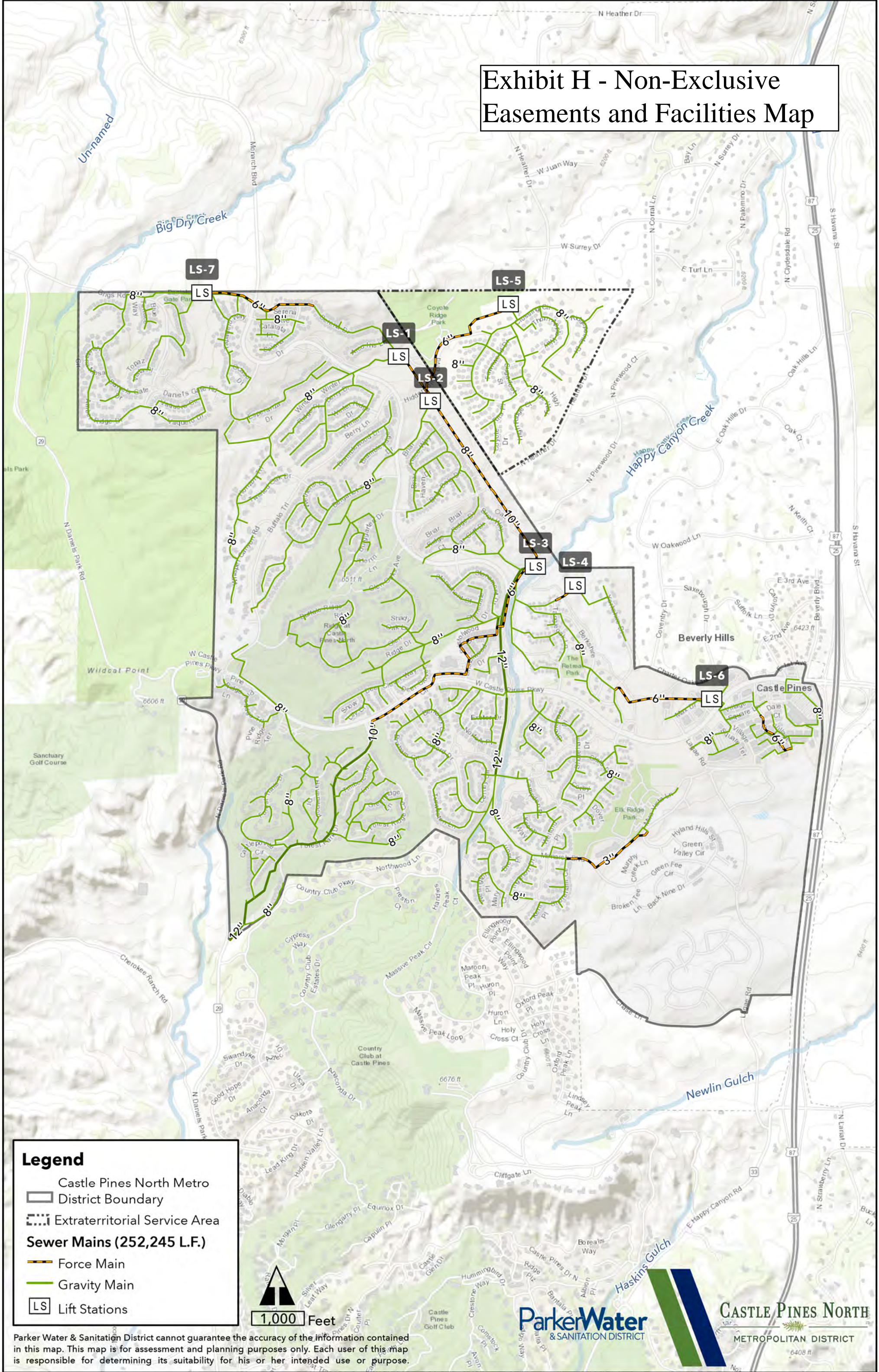


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ParkerWater
& SANITATION DISTRICT

CASTLE PINES NORTH
METROPOLITAN DISTRICT

Exhibit H - Non-Exclusive Easements and Facilities Map



Legend

- Castle Pines North Metro District Boundary
- Extraterritorial Service Area
- Sewer Mains (252,245 L.F.)**
- Force Main
- Gravity Main
- Lift Stations

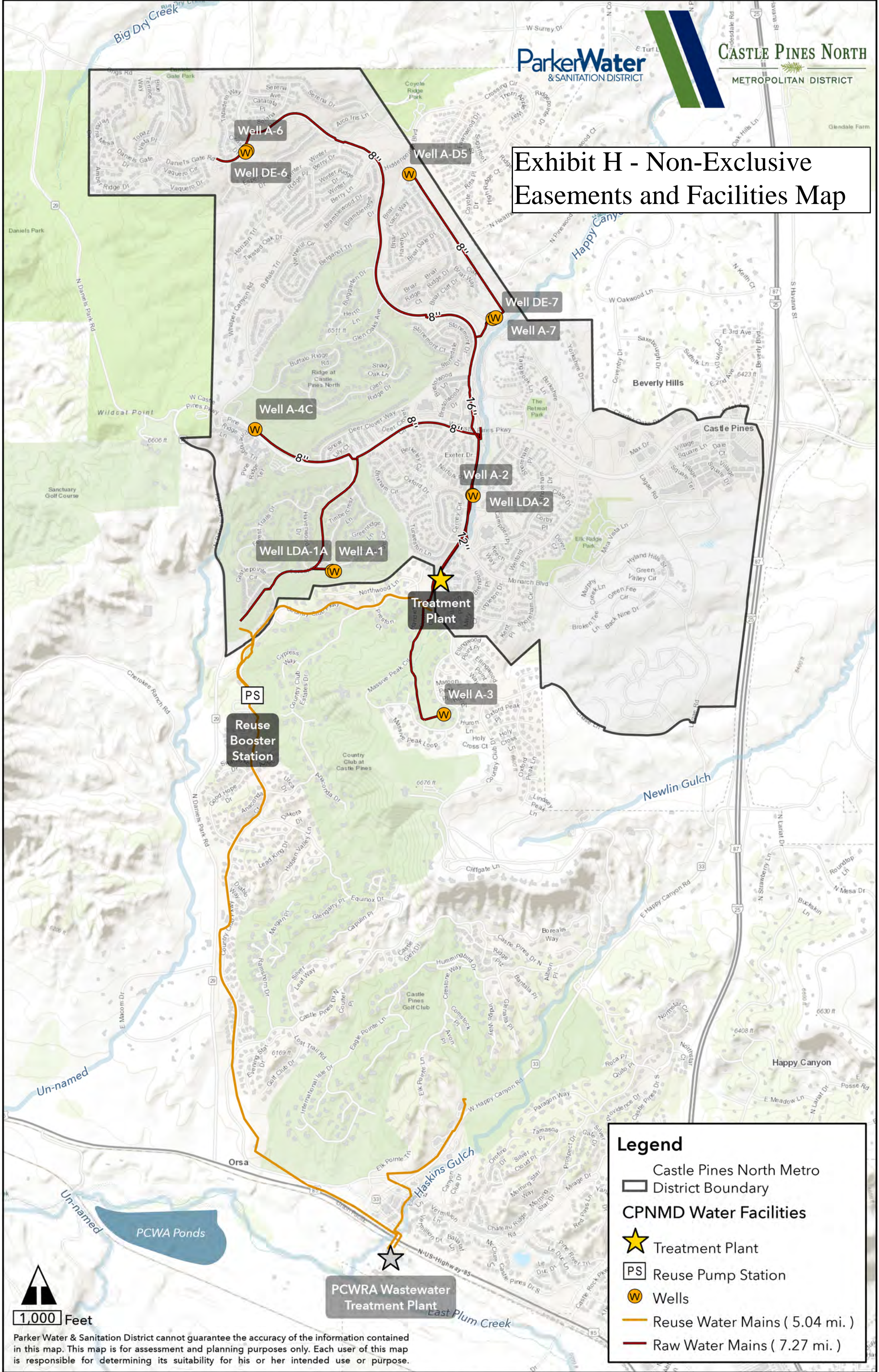


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ParkerWater
& SANITATION DISTRICT

CASTLE PINES NORTH
METROPOLITAN DISTRICT

Exhibit H - Non-Exclusive Easements and Facilities Map



Legend

- Castle Pines North Metro District Boundary
- CPNMD Water Facilities**
- ★ Treatment Plant
- PS Reuse Pump Station
- Ⓜ Wells
- Reuse Water Mains (5.04 mi.)
- Raw Water Mains (7.27 mi.)

1,000 Feet

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EXHIBIT I
SANITARY SEWER TREATMENT AGREEMENTS

Sanitary Sewer Treatment Agreements

1. Establishing Agreement for Plum Creek Wastewater Authority, dated December 14, 1989; and the following amendments:
 - a. First Amendment to Plum Creek Wastewater Authority Establishing Agreement, dated May 19, 1992;
 - b. Second Amendment to Plum Creek Wastewater Authority Establishing Agreement, dated December 18, 2001;
 - c. Third Amendment to Plum Creek Wastewater Authority Establishing Agreement, dated December 5, 2005;
 - d. Fourth Amendment to Plum Creek Wastewater Authority Establishing Agreement, dated October 18, 2005;
 - e. Amendment #5 to Establishing Agreement, dated October 18, 2011;
 - f. Amendment # 6 to Establishing Agreement, dated March 19, 2013; and
2. 3.0 Expansion Agreement between Plum Creek Water Reclamation Authority, the Town of Castle Rock, Castle Pines North Metropolitan District and Castle Pines Metropolitan District, undated 2018

EXHIBIT J
PERMITS

**Castle Pines North Metropolitan District Permits
Include (but may not be limited to)**

1. Colorado Discharge Permit No. C00038547
2. CDPHE Non-Standard MS4 Stormwater Permit - #COR-070215
3. Lagae North Lift Station No. 9: WWTF CDPS Permit No.: C00038547 (attached)
4. Site Application No. 4548: Lift Station No. 7 Romar West (attached)
5. Site Application No 4592: Lift Station No. 8 (attached)
6. Site Approval No 5080, Lagae North Interim Lift Station Ass. w/ WWTF CDPS Permit No.: C00038547 (attached)
7. Site Approval No. ES.13.SA.00312 Lagae North WWTF CDPS Permit No.: C00038547 (attached) and extension (attached)
8. Lift Station No. 5, Site Application No. 4284; Hidden Pointe WWTF CDPS Permit No.: C00038547 (attached)
9. Approval Site Location/Construction etc. ES.13.SA.00312 also Lagae North assoc. with WWTF CDPS Permit No.: C00038547 (attached)
10. The District has lift stations that are grandfathered and do not have permits
11. There may also be water facility permits and sewer facility permits lodged with CDPHE not listed here.



COLORADO

Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

August 7, 2014

Dave Boten, Development Manager
R.I. Management of Tulsa, Inc.
4 Inverness Ct. East, Suite 300
Englewood, CO 80012

Subject: Final Plans and Specifications for Construction Approval
Site Location Approval No.: ES.13.SA.00312
Castle Pines North Metropolitan District, Lagae North Lift Station
Associated WWTF CDPS Permit No.: CO0038547
Douglas County, ES Project No. ES.13.CWPDR.00313

Dear Mr. Boten:

The Water Quality Control Division (Division), Engineering Section has received and reviewed the Plans and Specifications for the Castle Pines North Metropolitan District, Lagae North Lift Station. The final plans and specifications, as reviewed, meet the requirements of the *State of Colorado Design Criteria for Domestic Wastewater Treatment Works (WPC-DR-1)* and are hereby approved as listed below. **The approved hydraulic design capacities are 0.134 million gallons per day (MGD) at maximum month daily average flow and 0.72 MGD at peak hour flow.**

This approval addresses the following:

- Lift Station Facilities
 - Acceptance of the Basis of Design Report, which includes sizing of the pumps, flow rate and total dynamic head calculations.
 - Two (2), 75 hp, constant speed, self priming, centrifugal pumps (design basis: Gorman-Rupp, Model No. T8A-B-3 T series). Each pump has a rated capacity of approximately 500 gpm at 90 feet of total dynamic head and operating speed of 1,210 rpm. Discharge flow rate and total flow will be monitored using a magnetic flow meter installed on the force main.
 - Lift station will be comprised of a cast in place concrete structure containing two (2) wetwell basins each approximately 3,200 gallons (1,440 gallons operating volume per wetwell). The wetwells will be equipped with slide gates and each pump has a separate intake from each wetwell to allow for operation with either or both wetwells in service. The lift station will be equipped with float switches for pump controls and alarms, and a secondary ultrasonic level sensor.
- Influent Grinder
 - One (1) open channel grinder with rotating screens (design basis: JWC Muffin Monster Series No. 30005, capable of passing up to 1,470 gpm).
- Odor Control
 - Feed system for proprietary ammonium calcium nitrate odor control chemical (design basis: Bioxide®) consisting of one (1) 4,900 gallon cross linked polyethylene chemical storage tank and duplex chemical feed pumps capable of feeding up to 18 gallons per day. Solution will be applied in the influent channel of the lift station.



- Emergency Overflow Storage
 - One (1) 222,000 gallon, HDPE lined, emergency overflow storage pond.
- Back-up Power
 - One (1) 180 kW, diesel engine, back-up generator with automatic transfer switch sized to power all lift station components including the pumps.
- Force Main
 - Approximately 2,800 lineal feet of 10-inch PVC Force Main.

Conditions of Approval:

1. The Lagae North Lift Station is planned for phased expansion to reach a future final design capacity. The pumping system has been designed to allow the pumping rate to be increased to approximately 1,200 gpm by increasing the operating speed of the pumps and motors. The site location approval addressed only the conditions associated with the initial phase and the associated pumping capacity of 500 gpm. Any future modifications, including, but not limited to, the pumps/pumping rate or lift station design capacity, will require a new site location and design approval in accordance with Regulation 22 prior to the modification.
2. The capacity for the initial phase of operation of the Lagae North Lift Station is based on the service area of the North Lagae development. The ultimate service area of the lift station also includes the planned South Lagae development and an existing portion of the CPNMD service area that is currently being served by Lift Station #8. While wastewater flows from outside the initial service area may be accepted at the Lagae North Lift Station prior to facility expansion, CPNMD must compensate for the introduction of additional service area to the Lagae North Lift Station through the installation of alternate conveyance or treatment facilities, expansion of the lift station, and/or control of service connections as necessary to ensure compliance with the approved design capacity of the Lagae North Lift Station.
3. Upon completion of construction and prior to commencement of operation, a written certification must be submitted to the Division stating that the project facilities were built in accordance with the approved plans, specifications, and change orders. The certification must be signed by the applicant's registered engineer.
4. Any change orders or addenda that change facility capacity, water quality, or processes, must be submitted to this office for review and approval.
5. When construction is estimated to be within 14 days of completion, please notify this office. A representative of this department may schedule a site visit to conduct a final construction inspection before the facility commences operations.
6. Please note that during construction and operation activities, the provisions specified in WPC-DR-1 Sections 2.2.0, 2.3.17 and 2.3.18, must be implemented and followed. This review does not relieve the owner from compliance with all Federal, State, and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.
7. No point source discharges of water and/or contaminants from this facility to the waters of the state are authorized during construction unless a permit for such discharges has been issued by the Division. If you have any questions regarding permit issues or requirements, please contact the Permits Section at 303-692-3510.

8. The approval of this project is based on the above referenced conditions and upon the engineering design submitted to the Division for pumping wastewater to the Plum Creek Water Reclamation Authority Wastewater Treatment Plant.

Documents reviewed:

- Site Application and Preliminary Engineering Report for the Castle Pines North Metropolitan District, Lagae North Lift Station by MSK Consulting, LLC, dated November 25, 2013.
- Basis of Design Report and Final Plans and Specifications for the Castle Pines North Metropolitan District, Lagae North Lift Station by MSK Consulting, LLC, dated April 28, 2014.
- Miscellaneous correspondence.

In accordance with the current Operators Certification Board Regulations, the Castle Pines North Metropolitan District collection system is required to have a Class 2 Wastewater Collection System Certified Operator.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement, and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website:

<http://fs8.formsite.com/cohealth/form627710151/index.html>.

If you should have any questions please contact me by phone at 303-692-3593 or by electronic mail at jon.erickson@state.co.us.

Sincerely,



Digitally signed by Jon A. Erickson
DN: cn=Jon A. Erickson, o, ou,
email=jon.erickson@state.co.us, c=US
Date: 2014.08.07 10:08:23 -06'00'

Jon A. Erickson, P.E.
Senior Review Engineer
Engineering Section
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: David Takeda, MSK Consulting, LLC
Jim Nikkel, Castle Pines North Metropolitan District
Martha Hahn, Plum Creek Water Reclamation Authority
Tri-County Health Dept.
Doug Camrud, WQCD ES Engineering Review Unit, Unit Manager
Site Application File ES.13.SA.00312 | Discharge Permit File CO0038547

STATE OF COLORADO

Bill Owens, Governor
Jane E. Norton, Executive Director

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TDD Line (303) 691-7700
Located in Glendale, Colorado

Laboratory and Radiation Services Division
8100 Lowry Blvd.
Denver, Colorado 80230-6928
(303) 692-3090

<http://www.cdphe.state.co.us>



Colorado Department
of Public Health
and Environment

September 12, 2001

Thomas H. Anderson, District Manager
Castle Pines North Metropolitan District
7404 Yorkshire Drive
Castle Rock, CO 80104

Re: Site Application #4548
Lift Station No. 7,
Douglas County

Dear Mr. Anderson:

The Water Quality Control Division has reviewed and evaluated your site application and supporting documentation for construction of the Lift Station No. 7 to be located in the Northeast $\frac{1}{4}$, Northwest $\frac{1}{4}$, Section 32, Township 6 South, Range 67 West, to serve the Castle Pines North Metropolitan District, and to discharge to the Plum Creek Wastewater Authority.

We find your application to be in conformance with the Water Quality Control Commission's "Regulations for the Site Application Process". Therefore, the site application is approved with the following conditions listed below.

1. Based upon application information, the system design will be for:
Hydraulic Design Capacity – 104,400 gpd
Peak Hydraulic Capacity – 386,215 gpd
Treatment processes to be used – lift station and force main
2. This site approval will expire one year from the date of this letter if the construction of the project has not commenced by that date. If expiration occurs, you must apply for a new site approval. Construction is defined as entering into a contract for the erection or physical placement of materials, equipment, piping, earthwork, or buildings which are to be a part of a domestic wastewater treatment works.
3. The design (construction plans and specifications) for the treatment works must be approved by the Division prior to commencement of construction and all construction change orders initiating variances from the approved plans and specifications must be approved by the Division.

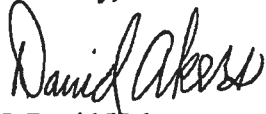
Thomas H. Anderson, District Manager
Castle Pines North Metropolitan District
September 12, 2001
Page 2 of 2

4. The applicant's registered engineer must furnish a statement prior to the commencement of operation stating that the facilities were constructed in conformance with approved plans, specifications, and change orders.

In accordance with Colorado Water Quality Control Commission regulations, this approval is subject to appeal as stated under Section 22.8 (7) of "Regulations for the Site Application Process".

This approval does not relieve the owner from compliance with all local regulations prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.

Sincerely,



for J. David Holm
Director
Water Quality Control Division

JDH:tlb

cc: Warren Brown, Tri-County Health Department
Bryan Smith, P.E., Meurer & Assoc.
Larry D. Moore, Manager, Chatfield Basin Authority
Tim Grotheer, Plum Creek Wastewater Authority
Russ Clayshulte, Denver Regional Council Of Governments
Thomas Bennett, Environmental Protection Specialist, WQCD
Dennis Pontius, District Engineer, WQCD
Dick Parachini, Watershed Coordinator, WQCD

STATE OF COLORADO

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Denver, Colorado 80230-6928
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Colorado Department
of Public Health
and Environment

March 8, 2002

Mr. Thomas H. Anderson, District Manager
Castle Pines North Metropolitan District
7404 Yorkshire Drive
Castle Rock, CO 80104

Re: Site Application #4592
Castle Pines North Metropolitan District Lift Station No. 8
Douglas County

Dear Mr. Anderson:

The Water Quality Control Division has reviewed and evaluated your site application and supporting documentation for construction of the Lift Station No. 8 to be located in the Southeast ¼, Southeast ¼, Section 3, Township 7 South, Range 67 West, to serve the Castle Pines North Metropolitan District, and to discharge to the Plum Creek Wastewater Authority Plant # 1.

We find your application to be in conformance with the Water Quality Control Commission's "Regulations for the Site Application Process". Therefore, the site application is approved with the following conditions listed below.

1. Based upon application information, the system design will be for:
Hydraulic Design Capacity – 94,312 gpd
Peak Hydraulic Capacity – 336,000 gpd
Treatment processes to be used – lift station and force main
2. This site approval will expire one year from the date of this letter if the construction of the project has not commenced by that date. If expiration occurs, you must apply for a new site approval. Construction is defined as entering into a contract for the erection or physical placement of materials, equipment, piping, earthwork, or buildings which are to be a part of a domestic wastewater treatment works.
3. The design (construction plans and specifications) for the treatment works must be approved by the Division prior to commencement of construction and all construction change orders initiating variances from the approved plans and specifications must be approved by the Division.
4. The applicant's registered engineer must furnish a statement prior to the commencement of operation stating that the facilities were constructed in conformance with approved plans, specifications, and change orders.

Mr. Thomas H. Anderson, District Manager
Castle Pines North Metropolitan District
March 8, 2002
Page 2 of 2

In accordance with Colorado Water Quality Control Commission regulations, this approval is subject to appeal as stated under Section 22.8 (7) of "Regulations for the Site Application Process".

This approval does not relieve the owner from compliance with all local regulations prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.

Sincerely,



for J. David Holm
Director
Water Quality Control Division

JDH:tlb

cc: Warren Brown, Tri-County Health Department
Larry D. Moore, Manager, Chatfield Basin Authority
Tim Grotheer, Plum Creek Wastewater Authority
David A. Pampu, DRCOG
Bryan Smith, P.E., Meurer & Assoc.
Jodi Villa, Meurer & Assoc.
Thomas Bennett, Environmental Protection Specialist, WQCD
Dennis Pontius, District Engineer, WQCD
Dick Parachini, South Platte Watershed Coordinator, WQCD

STATE OF COLORADO

Bill Ritter, Jr., Governor
James B. Martin, Executive Director

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Located in Glendale, Colorado

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Colorado Department
of Public Health
and Environment

September 4, 2009

Mr. Jim McGrady, District Manager
Castle Pines North Metro District
7404 Yorkshire Drive
Castle Rock, Colorado 80108

Subject: Site Location Approval No.: 5080
Castle Pines North Metro District – Lagae Ranch North Interim Lift Station
Associated WWTF CDPS Permit No.: CO-0038547
Douglas County

Dear Mr. McGrady:

The Water Quality Control Division (Division) has reviewed and evaluated the site location application package for the temporary Lagae Lift Station and associated force main. The facility is to be located as follows: the SW 1/4 of the SW 1/4 of Section 3, Township 7S, Range 67W within Douglas County. The lift station will discharge to the Plum Creek Wastewater Authority, Treatment Facility No.1.

The site location application has been found to be in conformance with the Water Quality Control Commission's "Regulation No. 22, Site Location and Design Approval Regulations For Domestic Wastewater Treatment Works" (Regulation No. 22) and is therefore approved. This site location approval addresses the following summary of the proposed design and the associated conditions:

1. Based upon application information, the lift station and force main design will be for:

Hydraulic Design Capacity –	20,150 gallons/day (maximum monthly average flow)
Peak Hydraulic Capacity –	100,750 gallons/day
Treatment processes –	Lift station will consist of a duplex submersible pumps system with a 3-inch force main, standby diesel generator, valve and flow metering vault, and emergency storage.

2. Per the application information, the service area of the Lagae Ranch North Interim Lift Station is limited to the American Academy Elementary School, Primrose Preschool and God's Grace Community Church. The Lagae Ranch North Lift Station is intended to provide temporary service for this service area until a permanent lift station is constructed to serve both Lagae Ranch North and/or Lagae Ranch South developments, at which time utilization of the Lagae Ranch North Interim Lift Station will cease.

3. Prior to construction of a permanent lift station to serve the Lagae Ranch North and Lagae Ranch South developments, the owner must apply for and receive site location and design approval from the Division.

Mr. Jim McGrady
Castle Pines North Metro District – Lagae Ranch North Interim Lift Station
SA # 5080
Page 2 of 2

This site location approval does not constitute design approval for construction. In accordance with Regulation No. 22, Section 22.10(1), in addition to approval of the site location application, the applicant must obtain approval of the design of the treatment works from the Division prior to beginning construction.

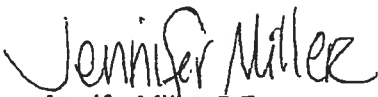
This site location approval will expire on September 4, 2010. If construction has not commenced by this date, the approval will expire and a new application for site location approval may be required. Construction is defined as entering into a contract for the erection or physical placement of materials, equipment, piping, earthwork or buildings which are to be a part of a domestic wastewater treatment works.

In accordance with Regulation No. 22, Section 22.3(15), this site location approval is subject to appeal pursuant to the State Administrative Procedures Act.

This approval does not relieve the owner from compliance with all local, state, and federal regulations prior to construction nor from responsibility for proper engineering, construction and operation of the facility.

If you should have any additional questions please contact Paul Kim by phone at (303) 692-3279 or by electronic mail at paul.kim@state.co.us.

Sincerely,



Jennifer Miller, P.E.
Engineering Section Manager
Water Quality Control Division

- cc: Tanner Randall, Project Engineer, Stantec Consulting, 2950 East Harmony Road Suite 290, Fort Collins CO 80528
Mark Henderson, Stantec Consulting, 2950 East Harmony Road Suite 290, Fort Collins CO 80528
Bill Broderick, Denver Regional Council of Governments
Warren Brown, P.E., Tri-County Health Department
Site Application file: 5080
- ec: Jennifer Miller, P.E., Engineering Section Manager, Denver Office/WQCD
Bret Icenogle, P.E., Engineering Unit Manger, Denver Office/WQCD

STATE OF COLORADO

DATE FILED: February 25, 2021 1:04 PM

FILING ID: 6AFE988FE6985

CASE NUMBER: 1961CV745

John W. Hickenlooper, Governor
Larry Wolk, MD, MSPH
Executive Director and Chief Medical Officer

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Colorado Department
of Public Health
and Environment

January 23, 2014

Dave Boten, Development Manager
R.I. Management of Tulsa, Inc.
4 Inverness Ct. East, Suite 300
Englewood, CO 80012

Subject: Site Location Approval No.: ES.13.SA.00312
Castle Pines North Metropolitan District, Lagae North Lift Station
Associated WWTF CDPS Permit No.: CO0038547
Douglas County

Dear Mr. Boten:

The Water Quality Control Division (Division) has reviewed and evaluated the site location application package for the Castle Pines North Metropolitan District (CPNMD), Lagae North Lift Station. The facility is to be located as follows: The NW 1/4 of the NE 1/4 of Section 10, Township 7 South, Range 67 West, 6th PM, Douglas County. The lift station will discharge to the Castle Pines North Metropolitan District collection system for treatment at the Plum Creek Water Reclamation Authority Wastewater Treatment Plant.

The site location application has been found to be in conformance with the Water Quality Control Commission's *Site Location and Design Approval Regulations For Domestic Wastewater Treatment Works, 5 CCR 1002-22* (Regulation No. 22) and is hereby approved. This site location approval addresses the following summary of the proposed design and the associated conditions:

1. Based upon application information, the lift station design will be for:
Lift Station and approximately 2,500 lineal feet of 10 inch Force Main
 - Hydraulic Design Capacity – 0.134 MGD (maximum month daily average flow)
 - Peak Hydraulic Capacity – 500 GPM (peak hourly flow)
2. The Lagae Lift Station is planned for phased expansion to reach a future, final design capacity. This site location approval addresses only the conditions associated with the initial phase. Any future modifications, including, but not limited to, the design capacity, pumps/pumping rate, or wetwell configuration, require site location and design approval in accordance with Regulation 22 prior to the commencement of construction.
3. The capacity for the initial phase of operation of the Lagae Lift Station is based on the service area of the North Lagae development. The ultimate service area of the lift station also includes the planned South Lagae development and an existing portion of the CPNMD service area that is currently being served by Lift Station #8. While wastewater flows from outside the initial service area may be accepted at the Lagae Lift Station prior to facility expansion, CPNMD must compensate for the introduction of additional service area to the Lagae Lift Station through the installation of alternate conveyance or treatment facilities, expansion of the lift station, and/or

control of service connections as necessary to ensure compliance with the approved design capacity of the Lagae Lift Station.

4. At the time of issuance of this site location approval, the right-of-ways for portions of the forcemain alignment were not finalized. In accordance with Division policy, WPC-SA-1, the applicant must obtain the right-of-ways and submit the associated documentation to the Division prior to the Division issuing final design approval.

This site location approval does not constitute design approval for construction. In accordance with Regulation No. 22, Section 22.11(1), in addition to approval of the site location application, the applicant must obtain approval of the design of the treatment works from the Division prior to beginning construction.

This site location approval will expire on **July 23, 2015**. If construction has not commenced by this date, the approval will expire and a new application for site location approval may be required. Construction is defined as entering into a contract for, or for in-house work forces, initiation of any action towards the erection or physical placement of materials, equipment, piping, earthwork or buildings which are to be a part of a domestic wastewater treatment works.

In accordance with Regulation No. 22, Section 22.3(15), this site location approval is subject to appeal pursuant to the State Administrative Procedures Act.

This approval does not relieve the owner from compliance with all local, state, and federal regulations prior to construction nor from responsibility for proper engineering, construction and operation of the facility.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement, and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website: <http://fs8.formsite.com/cohealth/form627710151/index.html>.

If you should have any questions, please contact Jon Erickson by phone at 303.692.3593 or via electronic mail at jon.erickson@state.co.us.

Sincerely,



Digitally signed by Bret Icenogle, P.E.
DN: cn=Bret Icenogle, P.E., o, ou,
email=bret.icenogle@state.co.us,
c=US
Date: 2014.01.23 11:26:49 -07'00'

Bret Icenogle, P.E.
Engineering Section Manager
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: David Takeda, MSK Consulting, LLC
Jim Nikkel, Castle Pines North Metropolitan District
Martha Hahn, Plum Creek Water Reclamation Authority
Warren Brown, Tri-county Health Dept.
Julie Vlier, Chatfield Watershed Authority
Chuck Reid, Cherry Creek Basin Water Quality Authority
Jon Erickson, WQCD ES Senior Review Engineer
Doug Camrud, WQCD ES Engineering Review Unit, Unit Manager
Site Application File/Discharge Permit File CO0038547



COLORADO

Department of Public
Health & Environment

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September 28, 2015

Dave Boten, Development Manager
R.I. Management of Tulsa, Inc.
4 Inverness Ct. East, Suite 300
Englewood, CO 80012

Subject: Regulation 22: Extension of Site Location Approval No.: ES.13.SA.00312
Castle Pines North Metropolitan District, Lagae North Lift Station
Colorado Discharge Permit System (CDPS) No. CO0038547, Douglas County
ES Project No. ES.15.SA.02340

Dear Mr. Boten:

The Water Quality Control Division (Division) has received and reviewed the request for a one-year extension of site location application No. ES.13.SA.00312. Site location approval No. ES.13.SA.00312 expired on July 23, 2015. The Division hereby extends site location approval No. ES.13.SA.00312 to July 23, 2016.

Construction must commence by **July 23, 2016** or the site location approval will expire and a new or updated site location application may be required to be submitted. Construction is defined as entering into a contract for, or for in-house work forces, initiation of any action towards the erection or physical placement of materials, equipment, piping, earthwork or buildings which are to be a part of a domestic wastewater treatment works.

All conditions and limitations of the Division's January 23, 2014 approval of site location approval No. ES.13.SA.00312 are hereby incorporated as conditions of this extension.

In accordance with Section 22.3(15) of the Water Quality Control Commission's *Site Location and Design Approval Regulations for Domestic Wastewater Treatment Works* (Regulation 22), this site location approval is subject to appeal pursuant to the State Administrative Procedures Act.

This approval does not relieve the owner from compliance with all local, state, and federal regulations prior to construction nor from responsibility for proper engineering, construction and operation of the facility.



Dave Boten, R.I. Management of Tulsa, Inc.
Site Application Extension - Castle Pines North Metropolitan District - Lagae North Lift Station
SA #: ES.13.SA.00312
Page 2

If you should have any questions please contact Jon Erickson, Senior Review Engineer by phone at 303-692-3593 or by electronic mail at jon.erickson@state.co.us.

Sincerely,



Digitally signed by Bret Icenogle, P.E.
DN: cn=Bret Icenogle, P.E., o=Engineering
Section, ou=Water Quality Control Division,
email=bret.icenogle@state.co.us, c=US
Date: 2015.09.28 07:40:04 -06'00'

Bret Icenogle, P.E.
Engineering Section Manager
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: David Takeda, MSK Consulting, LLC
Jim Nikkel, Castle Pines North Metropolitan District
Martha Hahn, Plum Creek Water Reclamation Authority
Tri-county Health Dept.
Julie Vlier, Chatfield Watershed Authority
Chuck Reid, Cherry Creek Basin Water Quality Authority
Doug Camrud, WQCD ES Engineering Review Unit, Unit Manager
Jon Erickson, WQCD ES Senior Review Engineer
Site Application File ES.13.SA.00312 - Discharge Permit File CO0038547

STATE OF COLORADO

Roy Romer, Governor
Patti Shwayder, Executive Director

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Laboratory Building
4210 E. 11th Avenue
Denver, Colorado 80220-3716
(303) 691-4700



Colorado Department
of Public Health
and Environment

September 9, 1996

Lorene P. Gruzdis, District Manager
Castle Pines North Metropolitan District
7404 Yorkshire Drive
Castle Rock, Colorado 80104

Re: Site Application # 4284
Hidden Pointe Lift Station, Castle Pines North Metropolitan District
CDPS No. CO-0038547
Douglas County

Dear Ms. Gruzdis:

The Water Quality Control Division has reviewed and evaluated your site application and supporting documentation for a domestic wastewater lift station. The Hidden Pointe Lift Station is to be located in the northwest quarter of the northeast quarter of Section 33, Township 6 South, Range 67 West of the 6th Principal Meridian. It is to be located approximately 338 feet North of Crossings Circles. It will serve approximately 216 lots.

We find your application to be in conformance with the Water Quality Control Commission's **Regulations for Site Applications for Domestic Wastewater Treatment Works**. We also find the construction plans and specifications to be consistent with the Colorado State Department of Public Health and Environment's criteria used in the review of wastewater treatment facilities. Therefore, the site application is approved with the following conditions listed below:

1. Based upon the application information, the system design will be for:
Peak Daily Flow Capacity, Hidden Pointe Lift Station Number - 0.302 MGD
Treatment Process to be used - Lift stations and force mains

Design for values in excess of these, or failure to comply with any other condition contained herein, will render this approval void, and another site application will have to be processed.

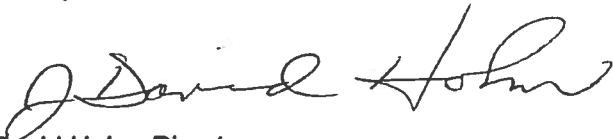
2. This site approval will expire one year from the date of this letter if the construction of the project has not commenced by that date. If expiration occurs, you must apply for a new site approval. Construction is defined as entering into a contract for the erection or physical placement of materials, equipment, piping, earthwork, or buildings which are to be a part of a domestic wastewater treatment works.
3. All construction change orders initiating variances from the approved plans and specifications must be approved by the Division.
4. The applicant's registered engineer must furnish a statement prior to the commencement of operation stating that the facilities were constructed in conformance with approved plans, specifications, and change orders.

Page Two
September 9, 1996
Castle Pines North Metropolitan District
Lorene P. Gruzdis

In accordance with Colorado Water Quality Control Commission Regulations, this approval is subject to appeal as stated in Section 2.2.5(7) of Regulations for Site Applications for Domestic Wastewater Treatment Works.

This Approval does not relieve the owner from compliance with all county regulations prior to construction, nor from responsibility for proper engineering, construction and operation of the facility.

Sincerely,



J. David Holm, Director
Water Quality Control Division

JDH/ss/cm/Siteapp.10-36,37

Enclosure

cc: Thomas S. Quinn, P.E., R&R Engineers - Surveyors, Inc.
Stephen F. Elken, 216 Valley Group
Tim Grotheer, Plant Superintendent, Plum Creek Wastewater Authority
David A Pampu, Denver Regional Council of Governments
M. Michael Cooke, Douglas County Board of Commissioners
Warren Brown, P.E., Tri-County Health Department
David Akers, P.E., WQCD
Thomas Bennett, Senior Planner, WQCD
Steven Snider, District Engineer, WQCD

PROPOSED SANITARY SEWER LIFT STATION
AT
GREEN VALLEY SUBDIVISION, FILING NO.1
UNINCORPORATED DOUGLAS COUNTY, COLORADO

APPLICANT: 216 Valley Group
1165 South Pennsylvania St.
Denver, Colorado 80210-1530
Tel. 303-778-0380
Attn. Stephen F. Elken

ENGINEER: R & R Engineers-Surveyors, Inc.
10 Inverness Drive East Suite 229
Englewood, Colorado 80112
Tel. 3030-792-2846
Attn. Thomas S. Quinn, P.E.

SITE DEVELOPER: 216 Valley Group
1165 South Pennsylvania Street
Denver, Colorado
Tel. 303-778-0380
Attn. Stephen F. Elken

The following information corresponds to items 1 through 11 as listed on the Application for Site Approval.

1. Service Area: The proposed lift station will service Green Valley Subdivision a 216 lot residential subdivision. At full buildout the site will generate an average daily flow of 75,600 gallons. The site is located approximately 6,700 lineal feet upstream of existing lift station #3, which the district operates.
2. Effluent Limitations: Not applicable.
3. Existing Facilities: Presently there are two other lift stations which discharge effluent into the district main accepting fluid from the project site. Lift Station #1 is located south of the site and is presently not in use. Lift Station #2 is located south of the site and is approximately 300 feet downstream of the connection point to the Green Valley system. See the attached schematic.
4. Treatment Alternatives: Not applicable.
5. Flood Plain: Not Applicable. }

6. Description of Lift Station:

Capacity:

Average Flow: 216 Lots single family
density 3.5 people per unit
100 gpcd = 75,600 gpd = 52.5 gpm

Peak Flow: 400 gpcd = 302,400 gpd

Type: Wet Well Mounted Pump Station with Fiberglass
Cover

Emergency Backup: 60 kw natural gas generator, permanently
installed

Equipment: A four pump alternating system with two 4C3B
Smith and Loveless pumps, with 20 bhp motors,
placed in series.

Controls: High wet well level alarm, pump failure
alarm, with phone dialer.

7. Site: The lift station will be entirely within a
Castle Pines North Metropolitan District
Easement. And the entire length of force main
will be located in a District Easement or a
public Right of Way.

8. Arrangments: The proposed lift station and force main will
be accepted, operated, and maintained by the
Castle Pines North Metropolitan District.

9. Management: Management will be performed by The Castle
Pines North Metropolitan District.

10. Financial: The lift station will be constructed by a
contractor under contract with the developer,
216 Valley Group. Operation and maintenance
will be approved by the Castle Pines
Metropolitan District. User fees will be
charged by the District according to the rate
schedule established by Castle Pines North
Metropolitan District.

11. Schedule: Start of Construction - Spring 1996
Start-up date Spring 1996



COLORADO
Department of Public
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

August 7, 2014

Dave Boten, Development Manager
R.I. Management of Tulsa, Inc.
4 Inverness Ct. East, Suite 300
Englewood, CO 80012

Subject: Final Plans and Specifications for Construction Approval
Site Location Approval No.: ES.13.SA.00312
Castle Pines North Metropolitan District, Lagae North Lift Station
Associated WWTF CDPS Permit No.: CO0038547
Douglas County, ES Project No. ES.13.CWPDR.00313

Dear Mr. Boten:

The Water Quality Control Division (Division), Engineering Section has received and reviewed the Plans and Specifications for the Castle Pines North Metropolitan District, Lagae North Lift Station. The final plans and specifications, as reviewed, meet the requirements of the *State of Colorado Design Criteria for Domestic Wastewater Treatment Works (WPC-DR-1)* and are hereby approved as listed below. **The approved hydraulic design capacities are 0.134 million gallons per day (MGD) at maximum month daily average flow and 0.72 MGD at peak hour flow.**

This approval addresses the following:

- Lift Station Facilities
 - Acceptance of the Basis of Design Report, which includes sizing of the pumps, flow rate and total dynamic head calculations.
 - Two (2), 75 hp, constant speed, self priming, centrifugal pumps (design basis: Gorman-Rupp, Model No. T8A-B-3 T series). Each pump has a rated capacity of approximately 500 gpm at 90 feet of total dynamic head and operating speed of 1,210 rpm. Discharge flow rate and total flow will be monitored using a magnetic flow meter installed on the force main.
 - Lift station will be comprised of a cast in place concrete structure containing two (2) wetwell basins each approximately 3,200 gallons (1,440 gallons operating volume per wetwell). The wetwells will be equipped with slide gates and each pump has a separate intake from each wetwell to allow for operation with either or both wetwells in service. The lift station will be equipped with float switches for pump controls and alarms, and a secondary ultrasonic level sensor.
- Influent Grinder
 - One (1) open channel grinder with rotating screens (design basis: JWC Muffin Monster Series No. 30005, capable of passing up to 1,470 gpm).
- Odor Control
 - Feed system for proprietary ammonium calcium nitrate odor control chemical (design basis: Bioxide®) consisting of one (1) 4,900 gallon cross linked polyethylene chemical storage tank and duplex chemical feed pumps capable of feeding up to 18 gallons per day. Solution will be applied in the influent channel of the lift station.



- Emergency Overflow Storage
 - One (1) 222,000 gallon, HDPE lined, emergency overflow storage pond.
- Back-up Power
 - One (1) 180 kW, diesel engine, back-up generator with automatic transfer switch sized to power all lift station components including the pumps.
- Force Main
 - Approximately 2,800 lineal feet of 10-inch PVC Force Main.

Conditions of Approval:

1. The Lagae North Lift Station is planned for phased expansion to reach a future final design capacity. The pumping system has been designed to allow the pumping rate to be increased to approximately 1,200 gpm by increasing the operating speed of the pumps and motors. The site location approval addressed only the conditions associated with the initial phase and the associated pumping capacity of 500 gpm. Any future modifications, including, but not limited to, the pumps/pumping rate or lift station design capacity, will require a new site location and design approval in accordance with Regulation 22 prior to the modification.
2. The capacity for the initial phase of operation of the Lagae North Lift Station is based on the service area of the North Lagae development. The ultimate service area of the lift station also includes the planned South Lagae development and an existing portion of the CPNMD service area that is currently being served by Lift Station #8. While wastewater flows from outside the initial service area may be accepted at the Lagae North Lift Station prior to facility expansion, CPNMD must compensate for the introduction of additional service area to the Lagae North Lift Station through the installation of alternate conveyance or treatment facilities, expansion of the lift station, and/or control of service connections as necessary to ensure compliance with the approved design capacity of the Lagae North Lift Station.
3. Upon completion of construction and prior to commencement of operation, a written certification must be submitted to the Division stating that the project facilities were built in accordance with the approved plans, specifications, and change orders. The certification must be signed by the applicant's registered engineer.
4. Any change orders or addenda that change facility capacity, water quality, or processes, must be submitted to this office for review and approval.
5. When construction is estimated to be within 14 days of completion, please notify this office. A representative of this department may schedule a site visit to conduct a final construction inspection before the facility commences operations.
6. Please note that during construction and operation activities, the provisions specified in WPC-DR-1 Sections 2.2.0, 2.3.17 and 2.3.18, must be implemented and followed. This review does not relieve the owner from compliance with all Federal, State, and local regulations and requirements prior to construction nor from responsibility for proper engineering, construction, and operation of the facility.
7. No point source discharges of water and/or contaminants from this facility to the waters of the state are authorized during construction unless a permit for such discharges has been issued by the Division. If you have any questions regarding permit issues or requirements, please contact the Permits Section at 303-692-3510.

8. The approval of this project is based on the above referenced conditions and upon the engineering design submitted to the Division for pumping wastewater to the Plum Creek Water Reclamation Authority Wastewater Treatment Plant.

Documents reviewed:

- Site Application and Preliminary Engineering Report for the Castle Pines North Metropolitan District, Lagae North Lift Station by MSK Consulting, LLC, dated November 25, 2013.
- Basis of Design Report and Final Plans and Specifications for the Castle Pines North Metropolitan District, Lagae North Lift Station by MSK Consulting, LLC, dated April 28, 2014.
- Miscellaneous correspondence.

In accordance with the current Operators Certification Board Regulations, the Castle Pines North Metropolitan District collection system is required to have a Class 2 Wastewater Collection System Certified Operator.

The Engineering Section is interested in gaining feedback about your experience during the engineering review process. We would appreciate your time to complete a Quality-of-Service Survey regarding your experience during the engineering review process leading up to issuance of this decision letter. The Engineering Section will use your responses and comments to identify strengths, target areas for improvement, and evaluate process improvements to better serve your needs. Please take a moment to fill out our survey at the following website:

<http://fs8.formsite.com/cohealth/form627710151/index.html>.

If you should have any questions please contact me by phone at 303-692-3593 or by electronic mail at jon.erickson@state.co.us.

Sincerely,



Digitally signed by Jon A. Erickson
DN: cn=Jon A. Erickson, o, ou,
email=jon.erickson@state.co.us, c=US
Date: 2014.08.07 10:08:23 -06'00'

Jon A. Erickson, P.E.
Senior Review Engineer
Engineering Section
Water Quality Control Division
Colorado Department of Public Health and Environment

cc: David Takeda, MSK Consulting, LLC
Jim Nikkel, Castle Pines North Metropolitan District
Martha Hahn, Plum Creek Water Reclamation Authority
Tri-County Health Dept.
Doug Camrud, WQCD ES Engineering Review Unit, Unit Manager
Site Application File ES.13.SA.00312 | Discharge Permit File CO0038547

EXHIBIT D
PROPOSING RESOLUTION

RESOLUTION 2021-02

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT PROPOSING INCLUSION OF PROPERTY CURRENTLY WITHIN THE BOUNDARIES OF THE CASTLE PINES NORTH METROPOLITAN DISTRICT INTO THE PARKER WATER AND SANITATION DISTRICT

WHEREAS, pursuant to C.R.S. § 32-1-401(2)(a)(II), the boundaries of the Parker Water and Sanitation District may be altered by the inclusion of additional real property specifically described in a resolution proposing the inclusion adopted by the Board of Directors (the "Board") of the Parker Water and Sanitation District (the "District");

WHEREAS, the Board, by adopting this Resolution, proposes the inclusion of the real property described in **Exhibit A**, attached hereto and incorporated by this reference (the "Property");

WHEREAS, the Property encompasses the entirety of the property within the boundaries of the Castle Pines North Metropolitan District ("CPNMD") and the Board of Directors of CPNMD has submitted a resolution requesting inclusion of the Property, attached hereto as **Exhibit B**;

WHEREAS, pursuant to C.R.S. § 32-1-401(2)(b), publication of the notice of the consideration of the final adoption of this Resolution and the place, time and date of the public meeting at which this Resolution would be heard for final adoption shall be made; and


WHEREAS, pursuant to C.R.S. § 32-1-401(3), letter notification of the public meeting shall be made to property owners within the area proposed to be included.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PARKER WATER AND SANITATION DISTRICT:

Section 1. Inclusion Hearing. The Board hereby schedules a hearing on the consideration of the inclusion of the Property into the District for February 11, 2021, at 6:00 p.m. at the District's offices located at 18100 E. Woodman Drive, Parker, Colorado 80134.

Done and resolved this 28th day of January 2021.

PARKER WATER AND
SANITATION DISTRICT

By: 
President

ATTEST:

By: 
Secretary

Exhibit A
Description of Area to be Included

Castle Pines North Metropolitan District is generally located:

East of Daniels Park Road, and West of Interstate 25.

It is generally south of the lots on Grigs Road and Tapadero Way; south west of the Public Service Company Power Line Easement and trails; and, south of Charter Oaks Drive and 1st Avenue.

Its southern boundary is generally north of the lots along Chase Lane, Northwood Lane and Country Club Parkway.

The District does not include Green Valley Subdivision, Oak Hills Subdivision, Beverly Hills Estates and that portion Charter Oaks Subdivision that is north of Charter Oaks Drive and 1st Avenue.

Exhibit B
Resolution – Castle Pines North Metropolitan District

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
CASTLE PINES NORTH METROPOLITAN DISTRICT**

**Petition for Inclusion of Property into the Boundaries of the Parker Water and Sanitation
District**

WHEREAS, the Castle Pines North Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado located in Douglas County, Colorado; and

WHEREAS, in order to provide renewable water resources, achieve efficiencies of scale and provide the best water and wastewater service at the lowest cost, the District desires to include its boundaries into the boundaries of the Parker Water and Sanitation District ("PWSD") and

WHEREAS, the District and PWSD (collectively, the "Parties") are currently negotiating an agreement regarding the provision of water and wastewater services and the proposed inclusion; and

WHEREAS, the Parties anticipate an election of the eligible electors within the District on the question of whether the District should be included into PWSD will be held on May 4, 2021 if the Parties successfully negotiate an inclusion agreement beneficial to both; and

WHEREAS, the District has approved this petition in the exercise of its legislative discretion and as a governmental function in the interest of public health, safety and welfare and is not under any order or coercion to reduce, abandon or otherwise limit its services beyond those currently existing and all such reductions are undertaken voluntarily for the reasons stated above:

NOW THEREFORE, be it resolved and ordered by the Board of Directors of the Castle Pines North Metropolitan District petitions the Board of Directors of the Parker Water and Sanitation District:

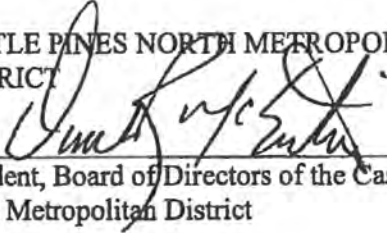
A. To take all actions legally necessary to include the property described on Exhibit A into the boundaries of Parker Water and Sanitation District in order to consolidate all water and sanitary sewer services of the District into the operations of Parker Water & Sanitation District contingent upon:

1. Approval of the eligible electors of the District at an election to be called by Parker Water & Sanitation District and to be held May 4, 2021; and,
2. Satisfaction of the terms and conditions of an inclusion agreement establishing the rights and obligations of the Parties prior to consummation of the inclusion process and thereafter.

B. To take all reasonable actions to work with the District to ensure access to renewable water resource and sanitary sewer services more efficiently, effectively at the same or lower cost than currently incurred by residents of the District.

Adopted this 14th day of December, 2020.

CASTLE PINES NORTH METROPOLITAN
DISTRICT



President, Board of Directors of the Castle Pines
North Metropolitan District

Attest:



Secretary

Approved as to Form:



Kim J. Seter, Esq.

CERTIFICATE

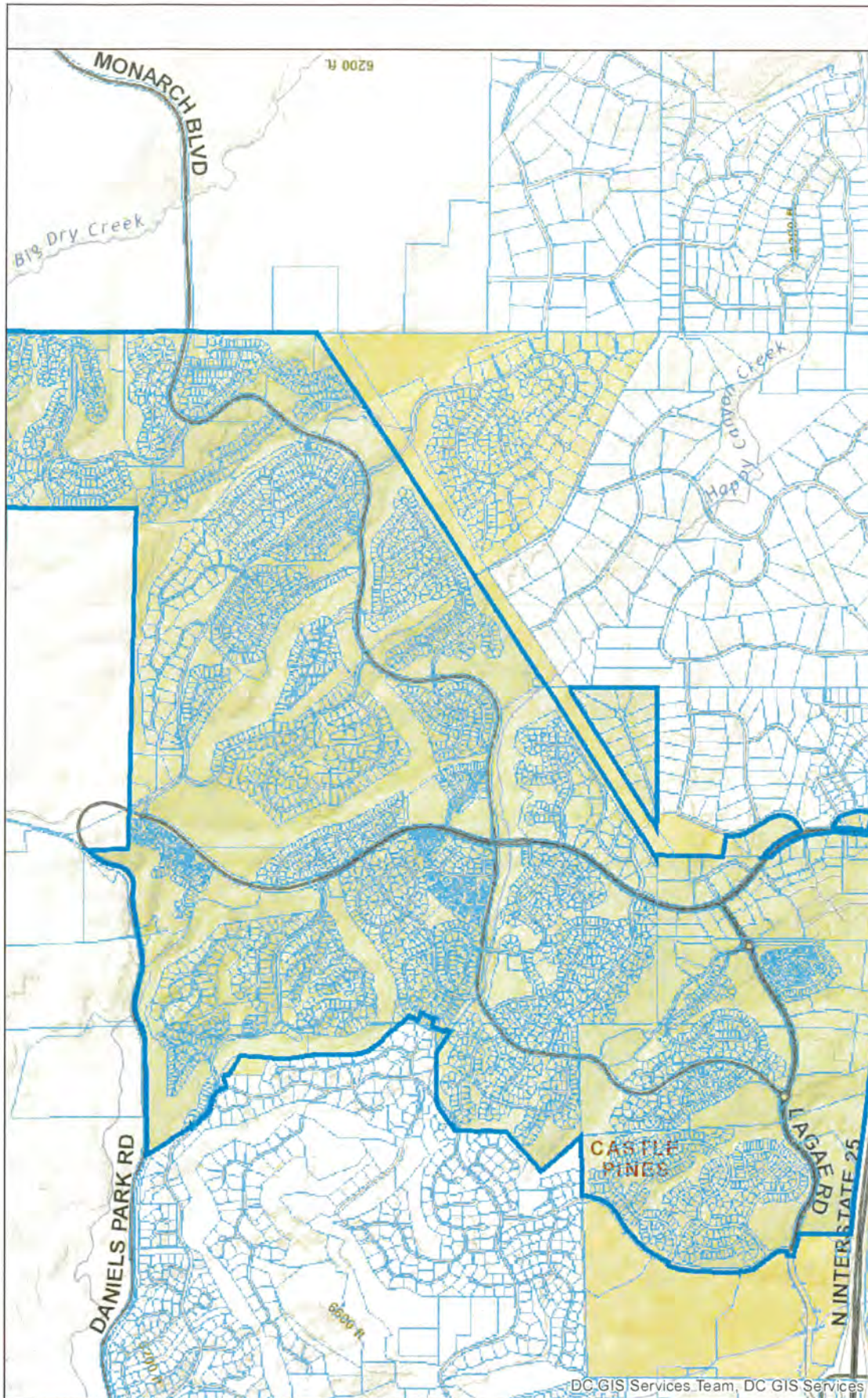
COMES NOW the Secretary/Assistant Secretary of the Castle Pines North Metropolitan District, and hereby certifies that the attached resolution is a true and accurate copy of the resolution adopted by the Board of Directors at a special meeting, held Monday, December 14, 2020 at 6:00 p.m.

WITNESS my hand this 14th day of December, 2020.



Secretary/Assistant Secretary
Castle Pines North Metropolitan District

EXHIBIT A



Real Property

Parcel

Public Land Survey System

Township

Section

General Features

School

Private Road

Railroad

DC GIS Services Team, DC GIS Services

DISCLAIMER:

All data and information ("Products") contained herein are for informational purposes only. Although such Products are believed to be accurate at the time of printing, Douglas County does not warrant that such Products are error free. Douglas County provides these Products on an "as is" basis without warranties of any kind, either express or implied, including, but not limited to, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Douglas County shall not be liable for any direct, indirect, incidental, special or consequential damages arising out of the use of such Products, or the inability to use such Products or out of any breach of any warranty. The user acknowledges and agrees that the use of such Products is at the sole risk of the user. General questions about this or any other Douglas County GIS products, including errors, omissions, corrections and/or updates should be directed to the Douglas County GIS Division at (303) 660-7416.

Douglas County GIS Division
Philip S. Miller Bldg., 100 Third St.
Castle Rock, Colorado 80104

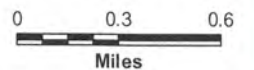


EXHIBIT E
PUBLICATION NOTICE

Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Public Notice

NOTICE OF PUBLIC MEETING ON
RESOLUTION PROPOSING
INCLUSION OF PROPERTY

NOTICE IS HEREBY GIVEN that, pursuant to C.R.S. § 32-1-401(2)(a)(II), a resolution proposing the inclusion of certain property into the Parker Water and Sanitation District will be considered by the Board of Directors of Parker Water and Sanitation District on the date and time below.

Public meeting information:
Parker Water and Sanitation District Offices
18100 E. Woodman Drive
Parker, Colorado 80134

February 11, 2021 at 6:00 p.m.

Due to COVID-19 restrictions, the meeting on February 11, 2021 may be held virtually via zoom. Please check PWS's website at: <https://www.pwsd.org/762/Meetings-Agendas> for meeting attendance information via zoom before travelling to the meeting.

Description of Area to be Included:
All property within the Castle Pines North Metropolitan District which is generally located:

East of Daniels Park Road, and West of Interstate 25.

It is generally south of the lots on Grigs Road and Tapadero Way, south west of the Public Service Company Power Line Easement and trails; and, south of Charter Oaks Drive and 1st Avenue.

Its southern boundary is generally north of the lots along Chase Lane, Northwood Lane and Country Club Parkway.

The District does not include Green Valley Subdivision, Oak Hills Subdivision, Beverly Hills Estates and that portion Charter Oaks Subdivision that is north of Charter Oaks Drive and 1st Avenue.

If you are uncertain whether you are in the District you may enquire at the District office at 7404 Yorkshire Drive, Castle Pines, CO or by calling 303 688 8550.

All persons interested and a municipality or county which may be able to provide service to the real property therein described shall appear at the time and place stated above and show cause in writing why the resolution to include the property should not be finally adopted.

Legal Notice No. 938598
First Publication: January 28, 2021
Last Publication: January 28, 2021
Publisher: Douglas County News-Press

Castle Pines North Metro District (seter) **
c/o Seter & Vander Wall, P.C.
7400 E. Orchard Road, Suite 3300
Greenwood Village CO 80111

Description: No. 938598 INCLUSION OF PROPERTY

**AFFIDAVIT OF
PUBLICATION**

State of Colorado }
County of Douglas } ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 1/28/2021, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Douglas County News-Press

State of Colorado }
County of Douglas } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 1/28/2021. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.



Carla Bethke
Notary Public
My commission ends April 11, 2022

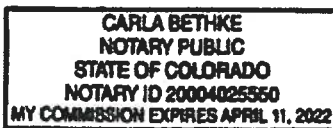
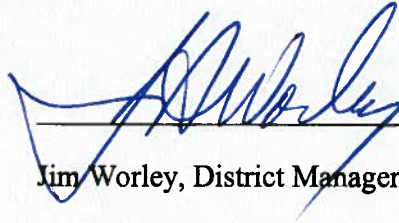


EXHIBIT F
CERTIFICATE OF MAILING – PROPERTY OWNER NOTICE

CERTIFICATE OF MAILING

I, Jim Worley, am the District Manager for the Castle Pines North Metropolitan District. I hereby certify that I reviewed a property owners list from the Douglas County Assessor and the attached NOTICE OF PUBLIC MEETING ON RESOLUTION PROPOSING INCLUSION OF PROPERTY ("Notice") was mailed to all property owners within the Castle Pines North Metropolitan District boundary, beginning January 12, 2021.

Submitted this 22nd day of January, 2021.



Jim Worley, District Manager