



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[www.ppwsd.org](http://www.ppwsd.org)

## Regular Meeting – March 16, 2022

### Board Members Present

Brian Arthurs  
Judy LaCrosse  
Tony Lucas  
James Maras  
Gary Peterson

### Visitors

Jessica Dinsmore  
Robert Dinsmore  
Steve Dumler  
Julia McCusker

### Staff / Consultants in Attendance

Diana Miller – District Manager  
Will Parker – Semocor, Inc.

### 1.0 Call To Order

The Regular Board Meeting was called to order at 14:00.

### 2.0 New Business and Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 22-022) TO APPROVE THE MINUTES OF THE FEBRUARY 16, 2022 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

In reference to section 2.4 Monthly Staff Report, Director Peterson asked if the District Manager had confirmed that the Agreement for Purchase and Sale of Treated Water with Dakan Ranch II, LLC addressed infrastructure change of ownership. The District Manager confirmed that it did.

In reference to Section 2.7 Execute Gateway Pond Water Lease Agreement, Director Peterson asked if the Perry Park Metropolitan District had executed the agreement. The District Manager advised that they had not.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 22-023) TO APPROVE ELECTRONIC PAYMENTS DATED FEBRUARY 9, 2022 IN THE AMOUNT OF \$16,431.46 AND ELECTRONIC PAYMENTS DATED MARCH 7, 2022 IN THE AMOUNT OF \$16,421.01 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-024) TO APPROVE CHECKS 13328 THRU 13340 IN THE AMOUNT OF \$75,469.93 THAT WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 13334, issued to Hill & Pollock, LLC, Director Peterson asked if the District had been reimbursed for the water main damage and water loss suffered by the District on July 20, 2021. The District Manager offered that the District had been reimbursed.

In reference to check 13339, issued to Sure Shot Drilling, LLC, Director Peterson asked if the District would be reimbursed for the locating and potholing. Mr. Parker responded that the District did not have detailed Ute Court mapping. And as the District is responsible for their underground utilities, they partnered with Sure Shot Drilling to provide accurate locates. Mr. Parker added that the information was captured in the District's GPS (Global Positioning System) database.

A motion was made and seconded; (RESOLUTION 22-025) TO APPROVE CHECKS 13341 THRU 13359 IN THE AMOUNT OF \$71,299.47 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 13357, issued to TST Infrastructure, LLC, Director Peterson asked for additional information regarding item *Red Rock Drive – Service Line*. The District Manager offered that over the past five years the District had experienced eleven water main/service line breaks on Red Rock Drive. The District Manager asked TST to help identify any commonalities and/or causes. Regarding the same check Director LaCrosse commented on the high surveying invoice.

A motion was made and seconded; (RESOLUTION 22-026) TO RATIFY CONSENT AGENDA ITEMS DATED FEBRUARY 18, 2022 IN THE AMOUNT OF \$7,053.73 AND CONSENT AGENDA ITEMS DATED MARCH 4, 2022 IN THE AMOUNT OF \$7,591.98 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 District Systems Report - The members of the Board reviewed the District Systems Report for February 2022 which was prepared by Mr. Parker.

Director Maras asked why the water stored in the Wauconda reservoir was now zero. Mr. Parker advised that the water stored in the reservoir is all released prior to the start of the new water year.

Director Maras asked about the issue with an RBC (Rotating Biological Contactor) at the Sageport Wastewater Treatment Plant (Sageport WWTP). Mr. Parker advised that the massive RBC shifted out of position and needs to be resealed. This requires crane rental and removal and replacement of part of the roof.

Director Peterson asked if the Glen Grove Water Treatment Plant had been restarted. Mr. Parker advised that it had.

- 2.4 Monthly Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.

The following questions were discussed and answered:

What is the progress on borrowing for capital improvements including the well redrill? The District Manager offered that she had reached out to DA Davidson, an

investment banking company and she and Director Arthurs had a meeting scheduled with them the following week.

What is the progress on out-of-district request for wastewater service? The District Manager advised that she had been in contact with Sun Communities, Inc. She added that she had received laboratory wastewater results from Sun Communities and provided them to the District's engineer for analysis and inclusion in the Sageport WWTP evaluation.

What is the sewer plant permit/design status?

From Mark Morton with GMS Inc.

*Waucondah WWTF Phase One Improvements*

*The influent flume manhole replacement has been completed. Bypass pumping operations and the installation of the new influent manhole were conducted last week. Due to the multiple pipe sizes and pipe couplings discovered to exist upon excavation, additional lengths of PVC piping were required upstream and downstream of the new flume manhole. These additional lengths of piping eliminated the existing multiple pipe sizes and material transitions that were existing to both sides of the old flume manhole. The backfill of the new influent flume manhole was completed earlier this week. This included the installation of new conduit connections from the new flume manhole to the existing electrical panels. This conduit will be utilized for installation of the new level sensor instrumentation to be installed in the flume manhole. The installation of the new instrumentation is scheduled for today, Wednesday. The equipment representative has completed the in-house instrumentation setup in preparation for the equipment installation onsite. It is anticipated that the instrumentation equipment installation will be completed by the end of today.*

*The headworks channel grating replacement has been completed. The new fiberglass grating panels have been field trimmed to fit into the existing channels. The grating panel support angles and the associated hardware have been installed and the grating panels are in place.*

*The primary clarifier bridge support repairs have been completed. The new bridge support foundation is in place with the reinforced concrete footing now supporting the new bridge beam extensions. The steel bridge beam extensions have been welded to the existing beams to create a continuous support to the new footing. The only remaining work on the beams is the surface preparation and application of final coatings. As the coatings are temperature sensitive, this work will be scheduled when weather conditions allow for proper temperatures for both the air and steel substrate.*

*The new effluent weir installation has been completed. The new UV channel bypass piping and valve arrangements are in place and operational. The reinforced concrete weir support wall has been constructed and the new v-notch weir plate has been secured in place. Demolition of the existing weir plate and its supporting wall has also been completed. The installation of the new level sensor instrumentation, along with the new pH and temperature sensors, are planned for installation today at the same time as the influent flume manhole instrumentation installation.*

### Waucondah WWTF Phase Two Improvements

*The process design calculations for the aerobic digester treatment tanks have been completed. Design calculations, sizing and selection of the tank aeration system equipment, along with the air delivery system equipment and piping are in progress. We will coordinate with the appropriate equipment vendors on the particular systems' requirements and to confirm the desired equipment selections. In conjunction with that, we are completing the sizing of the new blower building and arrangement of yard structures and piping within the site footprint. The process design calculations, sizing and equipment selection for the UV disinfection system are also in progress. Equipment vendor coordination will follow as with the aeration system equipment. The sizing and equipment selection for the new emergency backup generator will occur in the near future. All new system requirements and equipment must be determined prior to the generator design in order to ensure the proper electrical loading values have been established and accounted for when selecting the generator capacity requirements.*

### Sageport WWTF TIN Compliance Schedule

*The Preliminary Engineering Report evaluating the treatment capabilities of the Sageport WWTF relative to TIN effluent limits has been completed in draft form. The evaluation was to identify the needs of the WWTF in order to meet the upcoming new TIN effluent limitations. Discussion over the past several weeks with Sun Communities (Jellystone Park) representatives have culminated in their request to further evaluate the Sageport WWTF and its capabilities of receiving wastewater from Jellystone Park. The request included two separate scenarios, one for a so-called temporary condition where a portion of the Jellystone Park wastewater would be received and treated at the Sageport WWTF. The second being a scenario where all wastewater generated within Jellystone Park be received and treated at the Sageport WWTF. A site approval amendment application was going to be prepared following the completion of the original preliminary report. However, due to the recent request from Sun Communities, that application must wait until the Jellystone Park wastewater treatment options have been evaluated and a proper course of action has been determined for the Sageport WWTF. With the recent approval received to proceed with the Jellystone Park wastewater treatment scenario evaluations, we are proceeding through the data collection and compilation for the wastewater generated by the Jellystone Park. The evaluation, conclusions and recommendations that will result from the Jellystone Park wastewater evaluations will be included in the Sageport WWTF Preliminary Engineering Report, with each requested scenario being individually addressed. That information will be utilized to coordinate with Sun Communities and determine the appropriate path forward for the Sageport WWTF; and whether that future path includes treatment of Jellystone Park wastewater, or not.*

What engineering firm are we now using for feasibility studies? The District Manager advised that TST Infrastructure, LLC continues to do the District's feasibility studies as they have developed the District's hydraulic model, GIS database and comprehensive master plan.

What is the District's policy on out of service requests? The District Manager advised that there was no adopted policy in place and that the District currently evaluates each request on a case by case basis.

What is the status of the out of District water sale to fill a pond? The District Manager advised there was no movement.

2.5 Rate Increase – The Board discussed the timing of the proposed increase and if the District should implement an increase. The Board agreed that a rate increase may be necessary and the rate increase discussion should continue.

**3.0 Request for Board Attention** – Robert and Jessica Dinsmore, and Steve Dumler, attended the Board Meeting, regarding the eighteen acre parcel better known as the original clubhouse, tennis courts, and pool. Mr. Dinsmore advised the Board that he was working with Douglas County to potentially rename some “Echo” street names. Mr. Dinsmore provided the Board with replat updates, their potential residence sites and potential uses of the remaining lots. Mr. Dinsmore relayed the purpose of his attendance was to keep the District informed of their efforts and ask the Board for the District’s help in potentially adjusting any utility and access easements currently in place. The Board strongly suggested preplanning (feasibility study) for any lots without service to address any issues with water and sewer service early in their planning.

**4.0 Audience Participation** – Ms. McCusker advised the Board that there are many grant opportunities available. Director Peterson updated the Board on the District’s efforts to obtain American Recovery and Reinvestment Act funds from Douglas County. The District Manager advised that Director Maras had provided information on Bureau of Reclamation matching grant opportunities for water saving projects. The District Manager offered that she would submit an application on behalf of the District.

**5.0 Board Member Discussion Items** – Director Lucas presented the Board with his recent programming enhancements to assist the Board in analyzing the District’s financial data.

Related to Mr. Dinsmore’s presentation, Mr. Parker noted that there could be issues with changing street names as the District has a number of existing documents that could be impacted. The District Manager noted that changing easements would trigger legal, engineering and surveying expenses.

**6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 22-027) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:04.

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Secretary, James Maras