



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
www.ppwsd.org

Regular Meeting – August 17, 2022

Board Members Present

Brian Arthurs
Tony Lucas
James Maras
Gary Peterson

Visitors

Lloyd Riddle

Excused Absence

Jim Matchett

Staff / Consultants in Attendance

Pat Colleran – D. A. Davidson
Diana Miller – District Manager
Will Parker – Semocor, Inc.
Justin Rasor – Raftelis
Andrew Wheeler – D. A. Davidson

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 22-057) TO APPROVE THE MINUTES OF THE JUNE 15, 2022 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-058) TO APPROVE THE MINUTES OF THE JULY 20, 2022 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously

- 2.2 Disbursements - A motion was made and seconded; (RESOLUTION 22-059) TO APPROVE ELECTRONIC PAYMENTS DATED JULY 25, 2022 IN THE AMOUNT OF \$12,789.67 AND ELECTRONIC PAYMENTS DATED AUGUST 11, 2022 IN THE AMOUNT OF \$23,236.80 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-060) TO APPROVE CHECKS 13505 THRU 13531 IN THE AMOUNT OF \$346,434.64 TO BE

DISBURSED FROM 1ST BANK. To avoid any appearance of a conflict of interest Director Maras abstained from the vote. The motion passed 3-0.

In reference to check 13519, issued to Lytle Water Solutions, LLC, for Dakota well testing, Director Peterson requested additional information. The District Manager advised that Lytle is compiling the list of constituents to be tested when drilling is complete.

In reference to check 13523, issued to Principle Electric, LLC, for the transformer replacement, Director Peterson questioned the necessity. Mr. Parker advised it was related to the recent fire in the building.

In reference to check 13529, issued to TST Infrastructure, LLC, Director Arthurs asked about the Gove Ditch related expense. The District Manager advised that Douglas County has new legal counsel and the new counsel has requested additional information about easements and weir construction.

A motion was made and seconded; (RESOLUTION 22-061) TO APPROVE CHECKS 13532 THRU 13536 IN THE AMOUNT OF \$9,946.16 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-062) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 5, 2022 IN THE AMOUNT OF \$8,130.23 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Microfiltration Complaint – Mr. Lloyd Riddle a resident in the District attended the Board meeting to discuss his concerns regarding fine iron deposits accumulating on his water filter. At the conclusion of discussion the Board requested that a substantive main line flushing be coordinated with Mr. Riddle’s household flushing to clear any iron deposits and that his water bill be monitored by the District to not exceed 10,000 gallons of usage. The Board requested that Mr. Riddle report the results back to the District.
- 2.4 Execute Bear Ridge Easement Agreements – The Board reviewed and discussed the access and utility easements for private roads in the Bear Ridge development. At the conclusion of discussion a motion was made and seconded; (RESOLUTION 22-063) TO EXECUTE THE BEAR RIDGE ACCESS AND UTILITY EASEMENT AGREEMENTS. The motion passed unanimously.
- 2.5 District Systems Report – The members of the Board reviewed the District Systems Report that was presented by Mr. Will Parker, the President of Semocor, Inc.
- 2.6 Monthly Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.7 Audience Participation – None.
- 2.9 Board Member Discussion Items – Director Maras advised the Board of the actions taken regarding the District’s potential well site property acquisition.

The Board discussed the potential “airport” property development.

Director Peterson requested that Director Arthurs lead the effort with the support of Director Lucas and Director Maras to hire part time staffing for the District Office.

Director Peterson requested that additional work sessions be scheduled to accommodate the high volume of work demand the District is experiencing.

3.0 Rate Discussion – D. A. Davidson and Raftelis attended the Board Meeting to present their Funding Options Comparison Summary analysis. The analysis provided the pros and cons of Certificates of Participation versus Bank Loans. Discussion surrounding how much to fund ensued. Director Peterson requested clarification on collateral requirements. A debate over the reserve balance concluded with a reduction of the proposed \$5 million to the \$2 million historical reserve balance. Capital project phasing was raised, with an agreement that more discussion was needed. D. A. Davidson and Raftelis will attend the next Board Meeting.

4.0 Adjournment - A motion was made and seconded; (RESOLUTION 22-064) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:47.

Secretary, James Maras