



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

Regular Meeting - May 17, 2023

Board Members Present

Brian Arthurs
Tony Lucas
James Maras
Jim Matchett
Gary Peterson

Visitors

Staff / Consultants in Attendance

Sue Byrnes – Administrative Assistant
Doris Christensen – Water and Sanitation District Utility Assistant
Diana Miller – District Manager
Will Parker – Semocor, Inc.
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 Oaths of Office - The following Oaths of Office were administered:

I, Gary Peterson, do affirm that I will support the Constitution of the United States, the Constitution of the State of Colorado, and the laws of the State of Colorado, and will faithfully perform the duties of the office of Director of the Perry Park Water and Sanitation District upon which I am about to enter.

I, James Maras, do affirm that I will support the Constitution of the United States, the Constitution of the State of Colorado, and the laws of the State of Colorado, and will faithfully perform the duties of the office of Director of the Perry Park Water and Sanitation District upon which I am about to enter.

I, Brian Arthurs, do affirm that I will support the Constitution of the United States, the Constitution of the State of Colorado, and the laws of the State of Colorado, and will faithfully perform the duties of the office of Director of the Perry Park Water and Sanitation District upon which I am about to enter.

2.2 Board Positions - The Board discussed the Board positions and agreed that all existing and newly elected Board Members would retain their Board Positions:

Director Gary Peterson – President
Director Tony Lucas – Vice President

Director Brian Arthurs – Treasurer
Director Jim Maras – Secretary
Director - Jim Matchett

- 2.2 Meeting Minutes – A motion was made and seconded; (RESOLUTION 23-033) TO APPROVE THE MINUTES OF THE APRIL 19, 2023 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED.

In reference to Section 2.4, Phoenix Development, Director Peterson requested that the sentence “*The District’s attorneys from Hill & Pollock brought an existing water service agreement to the Board’s attention wherein the District agreed to provide out-of-District services to owners of land within the Meribel Village subdivision if certain conditions were met.*” Include the actual conditions.

The approval of meeting minutes was rescheduled to the June 21, 2023 Regular Board Meeting.

- 2.3 Disbursements – A motion was made and seconded; (RESOLUTION 23-034) TO APPROVE ELECTRONIC PAYMENTS DATED APRIL 23, 2023 IN THE AMOUNT OF \$19,652.54 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-035) TO APPROVE CHECKS 13755 THRU 13776 IN THE AMOUNT OF \$278,748.91 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 13764, issued to Hill & Pollock, LLC, Director Peterson requested clarification on item, PPMD Gateway Pond, Statement of Opposition, which was listed twice, as the disbursement included two months of invoices. The District Manager advised that Hill & Pollock were following the Perry Park Metropolitan District’s (PPMD) water court case to ensure protection of the District’s water rights, specifically, time was spent working on a lease extension for PPMD, as well as reviewing and commenting on PPMD’s initial draft ruling and engineering by the Opposer comment deadline on April 21, 2023.

In reference to the same check, Director Matchett requested clarification on item NDA, Rules & Regulations, Rates & Fees. The District Manager advised that NDA (Non-Disclosure Agreement) had been considered for District new hires, Rules & Regulations, is part of the rewrite of the District’s outdated Rules and Regulations, and Rates & Fees, was related to establishing commercial rates for new commercial Customers.

In reference to check 13767, issued to Level Engineering & Inspection, on item Poncho Well, Director Matchett requested additional information. The District Manager advised that this was engineering services for the drilling of a new well on the recently acquired property on Poncho Road to increase water production to serve the District.

In reference to check 13773, issued to TST Infrastructure, LLC, Director Matchett requested an explanation for item Independence Ct. Eone Feas Est. The District Manager advised that TST was preparing an estimate for the feasibility study for the

eight lots on Independence Court using the E/One low pressure sewer system as opposed to the construction of a lift station.

In reference to the same check, Director Arthurs expressed frustration for the expense of the two Gove Ditch Metering Flume related items. The District Manager offered that the good news is that the project has moved out of the approval phase and the construction phase is beginning.

In reference to check 13775, issued to Velocity Plant Services, LLC for item RBC Repair – Waucondah WWTP, in the amount of \$25,180.00, paid for the completed repair. Mr. Parker advised that this paid for equipment mobilization and crane rental to remove the RBC (Rotating Biological Contactor) to determine the required repairs.

A motion was made and seconded; (RESOLUTION 23-036) TO RATIFY CONSENT AGENDA ITEMS DATED APRIL 14, 2023 IN THE AMOUNT OF \$7,802.83 AND CONSENT AGENDA ITEMS DATED APRIL 28, 2023 IN THE AMOUNT OF \$7,802.83 AND CONSENT AGENDA ITEMS DATED MAY 12, 2023 IN THE AMOUNT OF \$8,394.91 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.4 Sageport WWTP Increased Costs Due to Increasing Capacity – The Board reviewed the preliminary estimate for the SBR (Sequencing Batch Reactor) Sageport Wastewater Treatment Plant (WWTP) improvements that includes increasing treatment capacity.
- 2.5 Funding – Andrew Wheeler with D. A. Davidson attended the Board Meeting to provide the Board with a market update, provide insight related to recent regional banking issues, discuss increased costs for the Sageport WWTP related to increased treatment capacity and to answer any Board questions.

Mr. Wheeler presented the District's 2023 Capital Improvement Plan, Financing Options and Market Update.

Mr. Wheeler advised that regional bank stock price had recovered slightly, but uncertainty still remained around liquidity and deposits. Mr. Wheeler noted that overall volatility has resulted in significant tightening of lending standards, with some banks temporarily halting lending. It was noted that Truist (formerly BB&T) Bank is a regional bank, adding that his contact was no longer with the bank and that he was in the process of establishing a new contact.

A discussion ensued around increased costs for the Sageport WWTP Improvements project and if they could be offset by increased property valuations in Douglas County. The discussion then evolved to include proposed legislation being evaluated by State policy makers.

The Board and Mr. Wheeler agreed that the District still had some time before borrowing funds for the wastewater improvement projects, and that unless there were significant changes in the market or with the District's finances the next meeting would be towards the end of the year.

2.6 Interest in Cellular Coverage – The Board reviewed an e-mail string from Mr. Steve Ostrowski regarding the potential of obtaining additional cellular coverage in the Perry Park area. The Board discussed the available information and directed the District Manager to advise Mr. Ostrowski that the Board has mild interest in additional cellular coverage, and please keep them apprised of the cellular coverage search progress.

2.7 District Systems Report – The members of the Board reviewed the District Systems Report that was presented by Mr. Will Parker.

Mr. Parker advised the Board that they had started the new Dakota well, and that several of the existing valve components leaked and would need to be replaced.

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

2.9 Audience Participation – Doris Christensen thanked the Board for the opportunity to work in the District.

2.10 Board Member Discussion Items – Director Arthurs advised the Board that his wife Ms. Jill Arthurs had been elected to the Perry Park Metropolitan District Board of Directors. As a result, Director Brian Arthurs has filed a disclosure of a conflict of interest form with the State of Colorado to ensure full transparency.

Director Arthurs advised the Board that the District withdrew their PFAS grant application with the State of Colorado as the requirements were deemed to burdensome to the District. Director Arthurs noted that completing the grant application and meeting the requirements was costing the District more than the value of the grant.

Director Lucas advised the Board that he had discussed with a Customer in the District who has “horse property” and a standard District meter, allowing Phoenix Larkspur LLC to do a site visit to evaluate the water flow and pressure that a standard District meter provides.

Director Maras advised the Board that the WaterPro Conference is being held in Aurora, Colorado at the Gaylord Rockies Resort & Convention Center, from September 25th thru September 27th. Director Maras added that he would be attending and suggested that other Board Members should take advantage of the opportunity.

3.0 Adjournment - A motion was made and seconded; (RESOLUTION 23-037) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 15:45.

Secretary, James Maras