



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

## Regular Meeting - August 16, 2023

### Board Members Present

Brian Arthurs  
Tony Lucas  
James Maras  
Jim Matchett  
Gary Peterson

### Visitors

Dean Amann  
Stan Branstetter  
Brent Hall

### Staff / Consultants in Attendance

Michael Gerstner – TST Infrastructure, LLC  
Diana Miller – District Manager  
Mark Morton – GMS Inc.  
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 23-054) TO APPROVE THE MINUTES OF THE JULY 19, 2023, 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 23-055) TO APPROVE ELECTRONIC PAYMENTS DATED JULY 11, 2023, IN THE AMOUNT OF \$14,674.65 AND ELECTRONIC PAYMENTS DATED JULY 21, 2023 IN THE AMOUNT OF \$16,033.91 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-056) TO APPROVE CHECKS 13865 THRU 13893 IN THE AMOUNT OF \$295,717.92 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 13866, issued to Affordable Tree Care, Director Maras asked where the three Ponderosa Trees were planted. The District Manager advised that they were planted near the East-West Pipe Line vault.

In reference to check 13868, issued to CDPHE, Director Peterson and Director Matchett requested additional information on each of the disbursements. The District Manager advised that one was for the Drinking Water Fee for July 2023 to

June 2024, one was the Annual Fee for July 1, 2023 thru June 30, 2024 for the Waucondah WWTF (Wastewater Treatment Facility), one was the Annual Pretreatment Fee for July 1, 2023 thru June 30, 2024 for the Waucondah WWTF, one was the Annual Fee for July 1, 2023 thru June 30, 2024 for the Sageport WWTF and one was for the Annual Pretreatment Fee for July 1, 2023 thru June 30, 2024 for the Sageport WWTF.

In reference to check 13870, issued to Castle Pines Winwater and check 13872, issued to Dana Kepner Company, LLC, Director Maras asked if Tandem Copersettors and Tandem Setters were the same item. The District Manager advised that they were, and that the Coppersettors from Dana Kepner had been on backorder since last year, making it a necessity for the District to buy setters from Castle Pines Winwater when they had some available.

In reference to check 13880, issued to Hill & Pollock, LLC, Director Lucas requested additional information regarding PPMD Gateway Pond, Statement of Opposition. The District Manager advised that the District had filed a Statement of Opposition for the Perry Park Metropolitan District's water court case. The District Manager added that by filing a Statement of Opposition the District's legal counsel can participate in the court case and provide comments to the Metro District's attorneys and engineers, including terms and conditions to be included in the water court decree, that will help to insure PPWSD's water rights are not harmed. These terms and conditions will be focused on compliance with PPWSD's lease of water to the Metro District and consistent accounting of the leased water at the District's facilities.

In reference to the same check, Director Maras requested additional information on the CORA Executive Session request. The District Manager advised that this was related to a Colorado Open Records Act request for a recording of the November 15, 2022 Executive Session Meeting Minutes that did not exist because legal counsel was present at the Executive Session.

In reference to check 13882, issued to Level Engineering & Inspection, Director Peterson requested additional information on the Douglas County Water Demand Study. The District Manager advised that it was related to determining the scope of information that the District would need to compile to prepare a resolution for the Board of Directors that would meet the criteria of the following:

From Douglas County Zoning Resolution, Water Supply Overlay District:

*1805A Water Demand Standards 1805A.01 For service governed by an Established District, the applicant shall submit a copy of the governing board's resolution establishing minimum water standards for the Established District. The County may request additional information to evaluate the adequacy of Water Demand standards pursuant to C.R.S. § 29-20-302(1). (Amended 12/15/22)*

In reference to check 13893, issued to Wells Fargo, Director Peterson requested clarification on the expenditure for District Office Cleaning. The District Manager advised that to reduce the cost of bi-weekly cleaning of the District Office the District Manager committed to fourteen cleaning sessions.

A motion was made and seconded; (RESOLUTION 23-057) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 4, 2023, IN THE AMOUNT OF \$9,632.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Request for Septic System Variance – Mr. Hall, Mr. Amman and Mr. Branstetter attended the Board Meeting to follow up on Mr. Hall’s request to allow a septic system on a 6.22 parcel near Independence Drive that is currently in the District’s Master Plan identified as needing to hook into centralized sewer that is yet to be constructed. Mr. Gerstner the District’s engineer advised that allowing a septic system would not impact the pending Independence Court feasibility study. Mr. Gerstner advised that the waterline depicted on the District’s 2016 Master Plan is no longer relevant. Mr. Gerstner added that the lot is greater than 400 feet from centralized sewer currently, and this would still be the case if the Independence Court development moves forward. The Board discussed Mr. Hall’s request and the information provided by Mr. Gerstner. At the conclusion of discussion a motion was made and seconded; RESOLUTION (23-058) TO ALLOW A VARIANCE TO THE DISTRICT’S MASTER PLAN TO ALLOW THE AFOREMENTIONED PROPERTY TO UTILIZE A SEPTIC SYSTEM AS OPPOSED TO CENTRALIZED SEWER FOR SANITARY SERVICE, IN CONSIDERATION OF THE SIZE OF THE LOT, THAT OTHER LOTS IN CLOSE PROXIMITY ARE ON SEPTIC SYSTEMS, THE SEPTIC SYSTEM WOULD NOT NEGATIVELY IMPACT THE DISTRICT’S INFRASTRUCTURE AND IF CENTRALIZED SEWER BECOMES AVAILABLE WITHIN 400 FEET OF THE PROPERTY AND IF THE SEPTIC SYSTEM FAILS, THE PROPERTY WILL CONNECT TO CENTRALIZED SEWER. The motion passed unanimously.
- 2.4 Request for Board Consideration – 7128 Fox Circle – The Board reviewed and discussed an e-mail from a Customer in the District regarding a high water bill that was caused by a frozen water line break inside of the property. The District Manager advised that the billing rate had been adjusted to the lowest billing tier. At the conclusion of discussion the Board directed the District Manager to advise the Customer that no further accommodation would be made.
- 2.5 Low Pressure Sewer Evaluation – The Board reviewed and discussed the low-pressure sewer evaluation prepared by TST Infrastructure, LLC. Director Peterson noted that the evaluation report was very thorough and provided the Board with helpful information.
- 2.6 Feasibility Study – Sageport Filing 4, E-One Low Pressure System – The Board reviewed and discussed Sageport Filing 4 Feasibility Study. Discussion surrounding odor, ownership and operations ensued. The Board discussed that with the information provided in the low pressure sewer system evaluation they were willing to allow a small development utilize a low pressure sewer system and then evaluate the results before considering another low pressure sewer system in the future. A motion was made and seconded; RESOLUTION (23-059) TO ACCEPT THE SAGEPORT FILING 4 FEASIBILITY, ALLOWING THE USE OF A LOW PRESSURE AS A BETA TEST WITH THE FOLLOWING REQUIREMENTS; EACH LOT IS REQUIRED TO HAVE A DUPLEX GRINDER PUMP SYSTEM, WITH A MINIMUM OF 350 GALLONS OF STORAGE VOLUME PER LOT, EACH SYSTEM

SHALL BE EQUIPPED WITH A CONTROL PANEL THAT WILL PROVIDE BOTH AN AUDIBLE ALARM AND WARNING LIGHT IN EVENT OF A RISE IN WATER LEVEL, THE OWNERSHIP OF THE LOW PRESSURE IS DEFINED AND AGREED TO, A LEGAL DOCUMENT WILL BE DEVELOPED AND RECORDED WITH THE DOUGLAS COUNTY CLERK AND RECORDER'S OFFICE FOR EACH PROPERTY THAT DEFINES THE UNIQUE SEWER SERVICE SITUATION AND THE OWNERSHIP OF THE LOW PRESSURE SEWER SYSTEM. The motion passed unanimously.

The Board directed the District Manager to include these identified requirements in the final version of the feasibility study.

- 2.7 Spring Canyon Feasibility Study Water Service Issues – The Board reviewed and discussed the water service issues associated with the Spring Canyon feasibility study, specifically water storage and fire flow. Mr. Gerstner advised that an additional Echo Hills storage tank is required and the construction of an additional water main would be necessary to resolve the fire flow issues. It was discussed that the Spring Canyon Development may be able to fund the additional storage tank, approximately \$1,000,000 but the additional water main was an outstanding issue. The Board requested that Mr. Gerstner provide some cost estimates for the construction of a water main to address the fire flow issues for both the Spring Canyon development and the other known issues.
- 2.8 Water and Sewer Service Alternatives Assessment for Airport Development – This was rescheduled for an upcoming Zoom meeting, the date and time to be determined.
- 2.9 Project Status Updates – Mark Morton with GMS Inc. attended the Board Meeting provide the Board with a project status update and to answer any questions.

#### **Glen Grove WTP**

- Continued coordination with CORE representatives on new electric service project and design review conducted by CORE
- Compiled and submitted equipment data sheets requested by CORE
- Obtained CORE design review approval, including equipment data sheets
- CORE is preparing contracts for their work on the primary side of the new electrical service
- Coordinating with equipment suppliers for proposals to purchase the major equipment

#### **Sageport WWTF**

- Preparing report sections for the capacity expansion alternative to describe the components and construction requirements of the secondary treatment system
- Evaluation of ancillary systems and process equipment for upgraded plant capacity
- Influent flow monitoring: conducted site review of existing channels for new flume installation options, working on preliminary design of flume replacement

- Preparing proposed site plan layout of treatment tanks and building locations for the secondary treatment system improvements of the capacity expansion alternative
- Preparing proposed site plan layout of yard piping and yard structures required for the capacity expansion alternative
- CDPHE denied the permit modification request for compliance schedule time extension on final completion, coordinating on options with staff and operators
- Coordinating the preparation of the discharge permit renewal application
- Reviewing potential impacts of Alternatives Assessment for the Airport Development

### **Waucondah WWTF**

- Working through drainage analyses and runoff calculations for the WWTF site, and extending that to Bear Creek tributary areas at WWTF per Douglas County requirements.
- Continued HEC-RAS hydraulic modeling for the 100-year floodplain determination on Bear Creek required for Douglas County submittals.
- Continued design of primary sludge pumping equipment to upgrade existing pump motors and drive systems rather than complete replacement for new process hydraulics.
- Continued blower building design, architectural design and details, process air piping and valving to accommodate spare blower operations and means of access to blower filters.
- Continued coordination with tank cover suppliers for cover design on digester and sludge tanks, including means of access and tank ingress for operations.
- Coordinating with the equipment supplier to schedule the field services, installation check, startup and training on the new influent and effluent flow meter equipment, as well as the pH and temperature sensor equipment
- CDPHE review process continues for the submitted Site Application.
- CDPHE review process continues for the submitted Process Design Report SCADA and Automation for Sageport WTP
- Continuing the coordination with Mountain Peak Controls and Hydro Resources for automation improvements to the wells; including electrical, control and communication equipment upgrades

### **Miscellaneous Items**

- Meeting with District and Douglas County representatives regarding potential water service to the County's Stone Canyon Outdoor Adventures facility
- Feedback on Capital Improvements Plan proposal comments
- Potential impacts to water supply, treatment and storage from the Alternatives Assessment for the Airport Development

- 2.10 District Systems Report – The members of the Board reviewed the District Systems Report that was presented by Mr. Parker.
- 2.11 Monthly Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.

The District Manager advised the Board that Water Demand Standards Report estimate is \$18,450.

The District Manager advised the Board that the new Dell equipment will cost estimate is \$15,000.

- 2.12 Audience Participation – There was none.
- 2.13 Board Member Discussion Items – The District Manager provided the Board with a Poncho Well status report provided by Level Engineering.

The District Manager advised the Board that training was underway and many pending ad-hoc projects had been completed.

Director Peterson advised the Board that results of discussions regarding the potential formation of a Perry Park Ranch township had brought the stakeholders to a consensus that there was no need to move forward and further and that the stakeholders would meet once a year to touch base.

- 3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 23-060) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:40.

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Secretary, James Maras