



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

Regular Meeting October 18, 2023

Board Members Present

Brian Arthurs
Tony Lucas
James Maras
Jim Matchett
Gary Peterson

Visitors

Nancy Page Cooper
Mark Story

Staff / Consultants in Attendance

Michael Gerstner – TST Infrastructure, LLC
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 23-067) TO APPROVE THE MINUTES OF THE SEPTEMBER 20, 2023, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The motion passed 4-0. As Director Peterson was not in attendance at the September 20, 2023 Regular Board Meeting he abstained from the vote.

The following qualifying language was added to the third sentence of Section 2.7 – Conceptual Cost Estimates for Bannock Local Improvement District (LID) “and if funds are available at that time”.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 23-068) TO APPROVE ELECTRONIC PAYMENTS DATED SEPTEMBER 20, 2023, IN THE AMOUNT OF \$13,592.29 AND ELECTRONIC PAYMENTS DATED SEPTEMBER 21, 2023 IN THE AMOUNT OF \$160.18 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-069) TO APPROVE CHECKS 13919 THRU 13940 IN THE AMOUNT OF \$253,649.92 TO BE DISBURSED FROM 1ST BANK WITH CHECK 13918 BEING VOIDED. The motion passed unanimously.

In reference to check 13925, issued to Fischer Enterprises, Inc., Director Maras requested additional information on the item *Hillside Stabilization – Pike Water*

Tanks. The District Manager offered that the needed improvements had been identified in the District's Risk and Resilience report and Fire Mitigation report. Mr. Parker added that the hill had been sluffing off into the water tanks and the effort entailed hillside stabilization, the removal of some trees and improved vehicle access.

In reference to check 13928, issued to Level Engineering & Inspection, Director Peterson asked if the CDPHE (Colorado Department of Public Health and Environment) approval was required to the Dakota Water Treatment Plant improvements. Mr. Parker advised that it was required. The District Manager added that the serpentine piping for chlorine contact time was still outstanding and additionally some leaks in the well water line had been identified.

In reference to check 13932, issued to P3 Advisors, LLC, Director Matchett requested clarification on item *Refund-Alternative Assess-Perry Park Airport*. The District Manager advised that the Alternative Assessment for the property known as the Perry Park Airport had been cancelled. The District Manager added that the requestor had paid a deposit for TST's assessment work and the funds that were not spent were being refunded to P3 Advisors.

In reference to check 13937, issued to TST Infrastructure, LLC Director Maras asked if the Bear Ridge Development was current on their engineering inspection reimbursements to the District. The District Manager advised that they were.

A motion was made and seconded; (RESOLUTION 23-070) TO APPROVE CHECKS 13945 THRU 13948 IN THE AMOUNT OF \$25,201.82 TO BE DISBURSED FROM 1ST BANK WITH CHECKS 13941 THRU 13944 BEING VOIDED. The motion passed unanimously.

In reference to check 13947 issued to Hill & Pollock, LLC, Director Peterson requested clarification on the item *Gravel Pit*. The District Manager advised that this was the diligence response to the state for the District's water storage rights. The District Manager added that the District's water storage rights are currently tied to the next door reservoir located between Osage Road and Red Rock Drive.

Director Arthurs reviewed the voided checks.

A motion was made and seconded; (RESOLUTION 23-071) TO RATIFY CONSENT AGENDA ITEMS DATED SEPTEMBER 15, 2023, IN THE AMOUNT OF \$8,125.78 AND CONSENT AGENDA ITEMS DATED SEPTEMBER 29, 2023 IN THE AMOUNT OF \$7,695.18 AND CONSENT AGENDA ITEMS DATED OCTOBER 13, 2023 IN THE AMOUNT OF \$8,361.26 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Spring Canyon Feasibility Study – Mr. Gerstner provided the Board with an overview of the proposed Spring Canyon development which consists of 74 lots on the west side of the District. The District would be providing sanitary sewer and centralized water service to the lots. Mr. Gerstner added that the new Dakota well had not been included in the water availability calculation. Mr. Parker advised that when the new Dakota well and Poncho well are online they will provide approximately 150 gpm (gallons per minute) each of additional water supply. Mr.

Gerstner advised that there was adequate water supply and treatment capacity with water coming from both the Glen Grove Water Treatment Plant and the Sageport Water Treatment Plant. Mr. Gerstner advised that there is adequate treatment capacity at the Waucondah Wastewater Treatment Plant for the anticipated flow. Mr. Gerstner noted that an additional water storage tank at the Echo Hills location would be required and that the tank is already included in the conceptual cost estimates. Director Peterson expressed concern about the potential cost to the District of the project. Director Peterson requested that the acceptance of the feasibility study be postponed until the next Board meeting when revenue projections for the 74 lot can be included in the discussion. Director Maras offered to the Board his thoughts on the importance of increasing the new revenue coming into the District for its long term financial health.

- 2.4 Independence Court – Request for Board Consideration – The Board reviewed and discussed the conceptual cost estimate for the proposed Independence Court LID (Local Improvement District). The Board historically contributes to the engineering design and construction monitoring for water and sewer utilities. Douglas County is requesting and understanding from the Board if they will contribute those funds to this project. The current estimate for these efforts is \$100,000. At the conclusion of discussion, the Board voted 4-1 to contribute funds to cover engineering design for water and sewer utilities and construction monitoring for water and sewer utilities if funds are available at that time.
- 2.5 High Water Bill – 6526 Wauconda Drive – The District Manager advised the Board that Mr. Cassidy had sent a letter to the Board prior to the last Board Meeting that was not received. The Board reviewed and discussed the letter submitted by Mr. Cassidy. At the conclusion of discussion, the Board agreed that the decision made at the September 20, 2023 Board Meeting, which was based on the water meter testing correctly at high, medium and low flows should not be changed; Mr. Cassidy could make partial payments but no adjustment to the billing amount would be made.
- 2.6 Agreement for Services for Operations – The District Manager presented the Board with the proposed changes for 2024 Agreement for Services for Operations with Semocor, Inc. The Board briefly discussed the proposed agreement. Director Arthurs suggested that the Staffing and Compensation Committee meet with Mr. Parker the President of Semocor, Inc., prior to the next Board meeting to discuss the proposed changes. Director Arthurs offered to the Board that the Staffing and Compensation Committee would be prepared to make a recommendation to the Board at the November 8, 2023 Board Meeting. Director Arthurs requested that the other Board Members forward any questions that they may have about the proposed agreement as soon as possible. Director Maras acknowledged that agreements for services such as legal, engineering, auditing, accounting and operations are not required to be put out to bid but requested that the Committee address sole sourcing the agreement for services for operations be addressed at the next Board Meeting.
- 2.7 2024 Budget – The Board reviewed and discussed the 2024 Budget Message and Budget. Director Arthurs noted that the Total Revenue on the Summary page was missing Tap and Development Fee revenue. Director Arthurs requested clarification on the rationale for decreasing projected 2024 Construction Water revenue. The

District Manager offered that the Bear Ridge Development project should be completed in 2023. Director Peterson and Director Arthurs suggested some revisions to a handful of proposed 2024 budget line items.

- 2.8 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 there had been an increase in Radium 224/228 detected at the A4 well. Mr. Parker added that increased Radium monitor was required by the state.

Director Lucas noted that some column headings were missing from the Water Treatment section of the District Systems Report.

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

The District Manager updated the Board on discussions with the Phoenix/Meribel Village legal counsel.

- 2.10 Audience Participation – There was none.

- 2.11 Board Member Discussion Items – Director Lucas advised that there was an exposed area on Bannock Drive. Mr. Parker advised that he will investigate and resolve as soon as possible. Director Lucas suggested that the District sell their lot on Silverheels Drive. Director Lucas suggested that in 2024 an effort be made to collect more Customer e-mails and phone numbers. Director Lucas added that collecting more e-mails will reduce costs associated with distributing District news letters and other informative communications.

Director Maras advised the Board that he had attended the WaterPro Conference (NRWA – National Rural Water Association) in September. Director Maras advised the Board that some states are suggesting water Board Member certification and requested that the District Manager research that for Colorado. Director Maras suggested that the District Manager evaluate The Water Board Bible Handbook for Board Members. Director Maras offered that he had been interviewed by Douglas County for the Douglas County Water Commission.

- 3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 23-072) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:18.

Anthony Lucas, Vice President