



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

## Regular Meeting - February 21, 2024

### Board Members Present

Brian Arthurs  
Tony Lucas  
James Maras  
Jim Matchett  
Gary Peterson

### Visitors

Robert Barrett  
Doug Dixon  
Todd Devoe – Town of Larkspur  
Sherilyn West – Town of Larkspur

### Staff / Consultants in Attendance

Diana Miller – District Manager  
Will Parker – President, 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 24-013) TO APPROVE THE MINUTES OF THE JANUARY 17, 2024, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT (PPWSD) AS PRESENTED. The motion passed 4-0. As Director Peterson was not in attendance at the January 17, 2024 Regular Board Meeting, he abstained from the vote.

2.2 Disbursements – A motion was made and seconded; (RESOLUTION 24-014) TO APPROVE ELECTRONIC PAYMENTS DATED DECEMBER 28, 2023, IN THE AMOUNT OF \$637.85 AND ELECTRONIC PAYMENTS DATED JANUARY 22, 2024 IN THE AMOUNT OF \$9,186.45 AND ELECTRONIC PAYMENTS DATED FEBRUARY 8, 2024 IN THE AMOUNT OF \$12,469.12 AND ELECTRONIC PAYMENTS DATED FEBRUARY 9, 2024 IN THE AMOUNT OF \$767.43 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 24-015) TO APPROVE CHECKS 14029 THRU 14034 IN THE AMOUNT OF \$17,156.99 THAT WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 24-016) TO APPROVE CHECKS 14035 THRU 14061 IN THE AMOUNT OF \$182,769.52 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14035, issued to American Overhead Door, Director Peterson requested additional information on the items *Serviced Gate Opener*. Mr. Parker advised that the automatic gate openers at both the Waucondah and Sageport Wastewater Treatment plants had quit working and that he had reported the issue to American Overhead Door. Mr. Parker noted that the charges were “trip charges” for the vendor but the issue was determined to be circuit board related which are covered under manufacturer warranty.

In reference to check 14041, issued to Fischer Enterprises, Inc., Director Peterson requested additional information on the *Snow Removal* expense. The District Manager advised that the following locations were plowed: Waucondah Wastewater Treatment Plant, Sageport Water and Wastewater Treatment Plants, Glen Grove Water Treatment Plant, Hog John Pump Station, Arapahoe Well Road and the District Office.

In reference to check 14042, issued to Frey Municipal Software, Director Lucas requested on why the item *Program Change in Cubic* wasn't covered under the annual maintenance fee. The District Manager offered that the year on a date had been entered (2023 instead of 2024) incorrectly, and a new program to correct the date was required.

In reference to check 14045, issued to Hydro Resources – Rocky Mountain, Inc., Director Lucas requested clarification on the item *Installed PLC*. The District Manager advised that this was the installation of Programmer Logic Controller for the A4 Well associated with the School House Tank / Sageport Water Treatment Plant SCADA (Supervisory Control and Data Acquisition) project.

A motion was made and seconded; (RESOLUTION 24-017) TO RATIFY CONSENT AGENDA ITEMS DATED JANUARY 19, 2024, IN THE AMOUNT OF \$8,297.79 AND CONSENT AGENDA ITEMS DATED FEBRUARY 2, 2024 IN THE AMOUNT OF \$9,152.26 AND CONSENT AGENDA ITEMS DATED FEBRUARY 16, 2024 IN THE AMOUNT OF \$8,553.44 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 that was prepared by Mr. Will Parker. The Board reviewed and discussed the well level information. Mr. Parker advised the Board that he had requested an estimate from Hydro Resources to rehabilitate an Arapahoe well and replace the pump and motor. The Board discussed the ground water well water loss in Douglas County overall and the ongoing development requiring water. Director Peterson suggested that a visual graphic detailing water level information would be helpful.
- 2.4 Monthly Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager. Director Maras noted that the permits completed to date looked like an improvement over 2023.
- 2.5 Request for Additional Mapping – Echo Village Townhouse Association (EVTA) – The Board reviewed a request from the EVTA Secretary requesting that the Board consider procuring additional mapping that would include the District's sewer mains, the EVTA's shared laterals and the individual sewer services in the area. The District Manager advised the Board that the current available mapping was not the

District's best. After discussion the Board indicated that they would consider a cost sharing arrangement with the EVTA and directed the District Manager to obtain an estimate for the mapping.

- 2.6 Request for Comprehensive Master Plan Sewer Variance – Ada Lane – The Board reviewed a request from a potential property owner in the District regarding two lots on Ada Lane that he would like to consolidate and construct a residence on. Currently, the District's Master Plan has those lots designated for centralized sewer that would need to be constructed, water service is available. The Board discussed information from the District's engineer advising that the extension of centralized sewer to Ada Lane was not feasible and the Board should consider allowing a septic system for sanitary service. The District Manager offered that the Board had granted this type of variance for a lot on Fox Circle and a lot on Ute Court, with a Temporary Use of Septic System Agreement executed. Director Peterson lamented the fact that septic systems negatively impact the District's return flows utilized in their water augmentation plan. At the conclusion of discussion, the Board agreed that they would agree to a Master Plan Sewer Variance for this specific situation.
- 2.7 Request for Approval for Map Book Updates – The District Manager advised the Board that the water and sewer map books that the District is using to provide information to prospective home builders who would like additional information on lots that are not designated as buildable, contain information based on the original planned water and sewer infrastructure mapping. The District Manager offered that the mapping of previously planned water and sewer infrastructure has proved to be unrealistic. The Board reviewed and discussed the estimate from TST Infrastructure, LLC, in the amount of \$19,940 for updated water and sewer infrastructure mapping. The District Manager stressed the importance of providing the best information possible to prospective home builders when they are making financial decisions. At the conclusion of discussion, a motion was made and seconded (RESOLUTION 24-018) TO AUTHORIZE TST INFRASTRUCTURE, LLC TO MOVE FORWARD WITH UPDATED WATER AND SEWER INFRASTRUCTURE MAPPING. The motion passed 4-1.
- 2.8 Town of Larkspur Regional Sewer Solutions – Mr. Todd Devoe and Ms. Sherilyn West attended the Board Meeting to get a sense from the Board if there was any interest in restarting the over decade old conversation regarding the possibility of PPWSD's treating the Town of Larkspur's (the Town) sewage at the Sageport Wastewater Treatment Plant for fees from the Town that would make sense for both the Town and PPWSD. Director Peterson requested information from the Town on their current sewer fees billed to Customers for sanitary service. Director Peterson advised the Town that the fees being billed to PPWSD were substantially higher than the Town's. PPWSD advised the Town that PPWSD was undertaking compliance triggered improvements to the Sageport WWTP that were costly to the PPWSD. A dialogue continued regarding quality of sewage, sewage flows and future growth of the Town. The conversation concluded with the sentiment that PPWSD was not adverse to additional discussion.
- 2.9 Audience Participation – Mr. Doug Dixon attended the Board Meeting to gain more information about ground water well levels and the impacts of developments outside of the Perry Park Water and Sanitation District.

2.10 Board Member Discussion Items – Director Maras provided an update to the Board on the recent Douglas County Water Commission meeting.

**3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 24-019) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 15:55.

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James Maras, Secretary