



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

## Regular Meeting - March 20, 2024

### Board Members Present

Brian Arthurs  
Tony Lucas  
James Maras  
Jim Matchett  
Gary Peterson

### Visitors

Tony Caterina  
Mike Palumbo  
Ross Ridenour

### 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 24-020) TO APPROVE THE MINUTES OF THE FEBRUARY 21, 2024, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT (PPWSD) AS PRESENTED. The motion passed unanimously.

2.2 Disbursements – A motion was made and seconded; (RESOLUTION 24-021) TO APPROVE ELECTRONIC PAYMENTS DATED MARCH 4, 2024 IN THE AMOUNT OF \$17,999.11 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 24-022) TO APPROVE CHECKS 14062 THRU 14073 IN THE AMOUNT OF \$52,873.47 THAT WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14063, issued to Curtis, Justus, & Zahedi, LLC, Director Peterson requested clarification on three items. The first item *Revision to Rules and Regulations* Director Peterson acknowledged that this had been approved several years ago but requested additional information on rationale, progress and remaining cost. The District Manager offered that the District's current Rules and Regulations were written at the beginning of the formation of the District 1969-1970, and did not accurately reflect the District's current operating decision, ownership and action processes. The District Manager advised that she would request a progress update from the District's legal counsel Ashley Zahedi.

The second item *Property Acquisition* Director Peterson requested additional information. The District Manager offered that this was for three agreements, a Temporary Access Agreement, Easement Deed and Tree Removal Agreement for the District's new well on Poncho.

The third item *Water Service Agmt Meribel Village/Phoenix* Director Peterson requested a status update. The District Manager advised that discussions regarding a potential inclusion were ongoing. She added that she had submitted an invoice to their legal counsel for all of the legal expenses that the District had incurred in support of their effort to obtain water service. Additionally, she offered that she had submitted to their counsel an estimate for a revised feasibility study.

A motion was made and seconded; (RESOLUTION 24-023) TO APPROVE CHECKS 14074 THRU 14090 IN THE AMOUNT OF \$114,275.06 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14086, issued to Richards' Well Calibrations, Director Lucas requested additional information. Mr. Parker advised that the State requires well meters be calibrated periodically by a State licensed professional.

A motion was made and seconded; (RESOLUTION 24-024) TO RATIFY CONSENT AGENDA ITEMS DATED MARCH 1, 2024, IN THE AMOUNT OF \$8,822.57 AND CONSENT AGENDA ITEMS DATED MARCH 15, 2024 IN THE AMOUNT OF \$8,055.57 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 District Property – 1802 Silverheels Drive – Mr. Tony Caterina a long-time resident of Larkspur and local realtor attended the Board Meeting to present his preliminary analysis regarding the District's property located at 1802 Silverheels Drive. Mr. Caterina noted it is a five-acre buildable lot, that is north facing, with dense scrub oak and ponderosa pine. Mr. Caterina advised the Board of recent and pending similar property sales in the area. Mr. Caterina noted that he did an onsite inspection of the property, Mr. Caterina advised the Board that he would appreciate the opportunity to assist the District in selling the property, noting he had a vested interest in the sale, being a resident. Mr. Caterina recommended that the Board consider tree mastication, before listing the property.

The District Manager advised the Board that she had contacted two other local real estate agents.

The Board requested that the District Manager contact the District's legal counsel regarding pricing the property prior to listing.

- 2.4 Fire Suppression – Director Arthurs advised the Board of a recent letter that the Larkspur Fire Protection District (LFPD) has sent to CORE Electric Cooperative (CORE) regarding the recent fire on Wiens Ranch property and the overhead electrical lines that exist throughout the District. Residents in the area have expressed concern about the potential of overhead electrical lines causing fires. Director Arthurs noted that if fire damage is done to one of the District's critical facilities it would be calamitous. Director Arthurs advised that he would distribute the letter from LFPD to CORE to the Board for their thoughts.

- 2.5 Customer Rate Concern Letter – The Board reviewed a letter from a Customer in the District regarding District rate and Douglas County property tax increases. The Customer noted the challenges that these increases present to “fixed income” residents. The Board directed the District Manager to respond to the Customer’s concerns, detailing incremental expenses, insurance, increasing compliance regulations for both water plants and both sewer plants. The Board noted that all current Board Members are on fixed incomes.
- 2.6 Poncho Well Drilling Approval – The members of the Board reviewed the Award Recommendation letter prepared by Jay Blackburn with Level Engineering and Inspection for the Poncho Road well construction. There were two well drillers that submitted bids for the project. Both bidders had worked in the District previously, with successful results. Hydro Resources was the low bid, and recommended by Level. The Board discussed the bids and bid alternatives. At the conclusion of discussion a motion was made and seconded (RESOLUTION 24-025) TO ACCEPT THE WELL DRILLING BID FROM HYDRO RESOURCES FOR THE PONCHO ROAD WELL, INCLUDING ALTERNATE BID A FOR THE GLASS BEAD PACK. The motion passed unanimously.
- 2.7 District Systems Report – The members of the Board reviewed the District Systems Report that was prepared by Mr. Will Parker. Director Peterson requested clarification on the work performed at the Red Rock Drive lift station. Mr. Parker offered that the leaking pump seals needing replacement at the lift station were replaced and the lift station deep cleaning was completed.
- 2.8 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 the Month End Cash Balances, Capital Improvement Projects, YTD Revenue Budget and YTD Expense Budget reports for February 2024 were incorrect and should be disregarded. The District Manager added that she would produce those reports for March 2024 and distribute them as soon as possible.
- 2.9 Audience Participation – Mr. Mike Palumbo attended the Board meeting to update the Board on Douglas County’s Local Improvement District funding ability for the proposed Spring Canyon development. The proposed development is 74 lots at a cost of \$270,000 per lot. Mr. Palumbo suggested that the County’s funding ability was looking dire and requested that the District commit to funding the water and sewer engineering and inspections. Mr. Palumbo noted that if the District would commit to this funding, approximately \$3.5 to \$4.0 million, it would reduce the cost per lot to \$221,000. Director Peterson reviewed the costly projects that the District is attempting to fund, the top two being the necessary and compliance related to the Waucondah Wastewater Treatment Plant and Sageport Wastewater Treatment Plant respectively. Director Maras suggested that there may be a misunderstanding on the County’s funding capabilities and suggested that Mr. Palumbo reach out to the County to insure that they are both on the same page.

Mr. Ross Ridenour attended the Board meeting to gain a better understanding of the costs incurred from running a 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 24-026) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:50.

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James Maras, Secretary