



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
303-681-2050  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

**Regular Board Meeting**  
**Wednesday, August 20, 2025 – 2:00pm**  
**Location: 5676 Red Rock Drive, Larkspur, Colorado or via Zoom:**

<https://us02web.zoom.us/j/83977646897?pwd=oj81qjcDVAwamVuqVD5Bs694nEchCc.1>

Meeting ID: 839 7764 6897  
Passcode: 202938

One tap mobile  
+17193594580,,83977646897#,,,,\*202938# US

Dial by your location  
• +1 719 359 4580 US

## Agenda

*Disclaimer - This packet is provided for informational purposes only and is subject to change. Some documents may have been unavailable at the time this agenda was prepared. For additional information, contact the District Manager.*

Time	Topic
------	-------

2:00-2:01pm	Call to Order
-------------	---------------

	A. Approval of/ Additions to/ Deletions from/ the Agenda
--	--

2:02-4:00pm	New Business
-------------	--------------

- |  |   |
|--|---|
|  | A. Approve Minutes of the July 9, 2025, Work Session                              |
|  | B. Approve Minutes of the July 16, 2025, Regular Board Meeting                    |
|  | C. Disbursements  |
|  | D. PPWSD Reservoir Property and Spring Canyon Gravel Pit Property – Tony Caterina |
|  | E. Waucondah Wastewater Treatment Plant Funding                                   |
|  | F. Water Rights Valuation   |
|  | G. Right of Way Vacation Tenderfoot Drive   |
|  | H. Smart Meters   |
|  | I. Water Development Fees   |
|  | J. District Systems Report  |
|  | K. District Staff Report  |
|  | L. Audience Participation (limit 5 minutes per speaker)                           |
|  | M. Board Member Discussion Items  |

Adjourn Meeting



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

## **Work Session – July 9, 2025**

### **Board Members Present**

Brian Arthurs  
Tony Lucas  
Julia McCusker  
James Maras  
Gary Peterson

### **Visitors**

### **Staff / Consultants in Attendance**

Melissa Keathley – Utility Assistant  
Diana Miller – District Manager  
Will Parker – Semocor, Inc.

### **1.0 Call To Order**

The Work Session was called to order at 9:00.

### **2.0 Wastewater Treatment Plant Projects – Funding Options Discussion**

The Board discussed the Wastewater Treatment Plant Projects and potential strategies regarding timing and funding. The Board reviewed the unofficial 1<sup>st</sup> Quarter 2025 Financial Statement to get a better understanding of the financial position of the District.

The Board reviewed documents related to the leading bidder for the Waucondah Wastewater Treatment Plant (WWTP) project and discussed the cost difference between the bid and previously provided estimates.

Rough calculations of the total costs associated with the two projects (Waucondah WWTP and Sageport WWTP) were compiled and loan opportunities as presented by DA Davidson at the June 18, 2025, Regular Board Meeting were reviewed. Board members agreed that repayment of a loan that would fully fund both WWTP projects was unrealistic considering the number of rate payers in the District.

Discussion continued with a re-cap of other upcoming projects that will require funding. Mr. Parker offered that the Meter Replacement Project could potentially require funds for a year to a year and a half for the installation portion of the project. And, while the radium mitigation project will be funded through the Radium Water Treatment Plant Upgrade Fee, additional funds when the project is complete will be required to dispose of the radium after it is removed during treatment. Another upcoming project mentioned was the potential procurement of property on the East

side of the District for a new water tank that could be partially funded by the Spring Canyon LID (Local Improvement District).

Brainstorming continued among the Board members to explore all possibilities to fund the Wastewater Treatment Plant Projects as planned.

### **3.0 Adjournment**

The Work Session adjourned at 10:45.

---

James Maras, Secretary



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

## Regular Meeting – July 16, 2025

### Board Members

Brian Arthurs  
Tony Lucas  
Julia McCusker  
James Maras  
Gary Peterson

### Audience

Jimmy Godreg  
Lynn Greene  
Meghan McGuire  
Steven Lechner

### Staff / Consultants in Attendance

Diana Miller – District Manager  
Will Parker – President, Semocor, Inc.  
Melissa Keathley – Utility Assistant  
Mark Morton – GMS Inc.

### 1.0 Call To Order

The Regular Board Meeting was called to order at 14:00.

### 2.0 New Business, Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-058) TO APPROVE THE MINUTES OF THE JUNE 18, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT. The motion passed unanimously.
- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-059) TO APPROVE ELECTRONIC PAYMENTS DATED JUNE 23, 2025, IN THE AMOUNT OF \$23,394.00 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-060) TO APPROVE CHECKS 14532 THRU 14554 IN THE AMOUNT OF \$156,673.11 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14533, issued to Aqua Smart, Inc, Director Peterson requested additional information regarding the description associated with the check. Mr. Parker advised that Seaquest is an additive that coats pipes to mitigate corrosion.

In reference to check 14537, issued to Core & Main, Director Peterson requested additional information regarding the description associated with the check. The



District Manager advised that PRVs (Pressure Reducing Valves) were purchased not water meters.

In reference to check 14547 issued to Moore Engineering, Inc, Director Peterson requested additional information regarding the vendor. The District Manager advised that they were previously known as Lytle Water Solutions, LLC and they were taking water quality samples for the Poncho well.

In reference to check 14551, Director Maras requested additional information on the Glen Grove Well Rehab. Mr. Parker advised that the Glen Grove well had been cleaned and maintained.

In reference to check 14537, Director Maras requested additional information on the work done by Curtis, Justus & Zahedi, LLC. The District Manager advised that the expense was related to the attorney fees associated with the finalized water demand documents and finalizing the associated resolution to be approved by the Board and submitted to Douglas County.

In reference to check 14540, Director McCusker requested additional information on the hydrant repair. Mr. Parker advised that a portion of the hydrants had been repaired and paid for last month and the remaining repairs were completed this month.

In reference to check 14546, Director McCusker asked if the invoice from Level Engineering had been capitalized for the Poncho Well project. The District Manager advised that it had.

A motion was made and seconded; (RESOLUTION 25-061) TO RATIFY CONSENT AGENDA ITEMS DATED JUNE 20, 2025, IN THE AMOUNT OF \$7,557.88 AND CONSENT AGENDA ITEMS DATED JULY 4, 2025, IN THE AMOUNT OF \$8,096.13 AND CONSENT AGENDA ITEMS DATED JULY 18, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Waucondah Bid Tabulation – Board members discussed the Bid Tabulations received for the Waucondah Wastewater Treatment Plant Upgrade. Director Maras offered a summary of the history of the project, going back to 2021 when it was discovered that the digester needed repair/replacement. At the time, the estimate was just over \$5,000,000. Director Maras recounted that an updated estimate in June 2025, came in at \$6,800,000 and if engineering fees are added the costs would be closer to \$9,000,000.

Director McCusker added that, in response to complaints from area homeowners, approximately \$1,000,000 has already been spent to mitigate the odor and noise from the plant. Further discussion continued regarding the number of homeowners in the area who report being affected by the odor and noise. Aside from the noise and odor, there are potential state violations that could occur if the discharge from the plant doesn't meet testing regulations, specifically the annual SOUR (Specific Oxygen Uptake Rate) test.

Board members discussed additional project costs outside of the scope of the bid; interest on the loan, contingency, debt issuance and additional engineering costs. Director Peterson asked Mr. Morton for an explanation for the difference between the June estimate and the recent bid. Mr. Morton offered that the increased costs are largely due to the equipment and material (contractors are concerned about tariffs) and labor (specialty workers are difficult to source). The Board asked Mr. Morton further questions regarding additional engineering fees, timing of project completion and timing for payment installments.

A motion was made and seconded; TO DELAY THE WAUCONDAH WASTEWATER TREATMENT UPGRADE PROJECT AND RELEASE THE LOWEST BIDDING CONTRACTOR. The motion did not pass; vote was 2 for, and 3 against.

- 2.4 Options for Cancelling Engineering Contracts for Waucondah WWTP, Sageport WWTP and Poncho Well – The Board discussed options for the 3 projects in various stages of completion.

A motion was made and seconded; (RESOLUTION 25-062) TO EXECUTE THE CONTRACT WITH PRINCIPLE ELECTRIC TO COMPLETE THE PONCHO WELL PROJECT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-063) TO EXECUTE THE CONTRACT WITH FISCHER ENTERPRISES, INC TO COMPLETE THE PONCHO WELL PROJECT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-064) TO EXECUTE THE CONTRACT WITH MOUNTAIN PEAK CONTROLS TO COMPLETE THE PONCHO WELL PROJECT. The motion passed unanimously.

- 2.5 Water Meter Install Update – Mr. Parker updated the board on the pilot testing for the Zenner meters. The District Manager added that now that the infrastructure is in place, a training meeting will be scheduled for the billing side of the system. The District Manager reported that meter installation estimates have been received from local businesses.
- 2.6 Radium Surcharge with New Taps – The District Manager offered that the surcharge for the Radium Mitigation Project should be included in the Water Development/Core Fee. The District Manager added that she would prepare a resolution for the next Board meeting.
- 2.7 LID Updates – Director Maras updated the board on Douglas County's progress on the three LIDs (Local Improvement District) in the District.
- 2.8 Spring Canyon LID – Possible lift station locations – The Board reviewed site options for the Spring Canyon lift station. The Board agreed that the best location would be at the District's Spring Canyon Gravel Pit property.
- 2.9 Poncho Well Startup – Director Maras informed the Board that a gate has been installed to secure the Poncho Well and the foot traffic has decreased significantly.

- 2.10 Project Funding – The Board discussed the funding that would be needed to complete the capital improvement projects at hand. It was determined further conversations should be held with DA Davison to get specifics regarding a 20-year loan for \$9 million and \$7 million, factoring in the current interest rate. The District Manager offered that there were 7 years remaining on the repayment of the current lease purchase agreement.
- 2.11 District Systems Report – The members of the Board reviewed the District Systems Report that was presented by Mr. Parker. Mr. Parker reported that a recent incident with the Sageport WTP Tazi box had prompted him to install a back-up battery and land line.
- 2.12 District Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.13 Audience Participation – An audience participant requested permission to install a septic system at 7100 Fox Circle, should she decide to purchase the land. The Board agreed that they would grant permission as the extension of the sewer main was cost prohibitive and sign an agreement at the next meeting should the purchase be finalized.
- 2.14 Board Member Discussion Items – Director McCusker reported that she had submitted a one page request to Raftelis to establish parameters for the completion of the rate study.
- 3.0 Adjournment** – A motion was made and seconded: (RESOLUTION 24-065) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 16:21.

---

Jim Maras, Secretary



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
303-681-2050  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

### **Payment Resolutions – August 20, 2025**

Resolution: To approve electronic payments dated 07/21/2025 in the amount of \$13,389.55 and electronic payments dated 07/22/2025 in the amount of \$267.75 and electronic payments dated 08/06/2025 in the amount of \$12,525.89 that were previously disbursed from 1<sup>st</sup> Bank.

*Note to check signers: The auditor recommends that the 1<sup>st</sup> Bank and Wells Fargo Credit Card statements be signed as well as the check.*

Resolution: To approve checks 14555 through 14560 in the amount of \$20,477.83 that were previously disbursed from 1<sup>st</sup> Bank.

Resolution: To approve checks 14561 through 14588 in the amount of \$124,972.07 to be disbursed from 1<sup>st</sup> Bank. (Green: To be reimbursed, Yellow: Capital Improvement Project)

Resolution: To ratify consent agenda items dated 08/01/2025 in the amount of \$8,634.38 and consent agenda items dated 08/15/2025 in the amount of \$7,557.88 which were previously disbursed from Wells Fargo Bank.





# Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 7/21/2025

Page 1 of 2

Vendor	Vendor Name	Description	Invoice Amount	Check #
6	WM Corporate Services, Inc.*	6 Yard Frontload, 5121 CC Dr., 7/1 - 7/31/25	761.07	2770
<b>Check #: 2770 WM Corporate Services, Inc.* 7/21/2025 \$ 761.07</b>				
6	WM Corporate Services, Inc.*	6 Yd Frontload, 501 Tenderfoot, 7/1 - 7/31/25	105.59	2771
<b>Check #: 2771 WM Corporate Services, Inc.* 7/21/2025 \$ 105.59</b>				
6	WM Corporate Services, Inc.*	Trash Service, District Office, 6/1 - 8/31/25	13.61	2772
<b>Check #: 2772 WM Corporate Services, Inc.* 7/21/2025 \$ 13.61</b>				
176	Comcast*	Business Internet, 7/11 - 8/10/25	448.19	2773
<b>Check #: 2773 Comcast* 7/21/2025 \$ 448.19</b>				
13	CORE Electric Cooperative*	6/2 - 7/1 Electric, Arapahoe Well #1	56.79	2774
<b>Check #: 2774 CORE Electric Cooperative* 7/21/2025 \$ 56.79</b>				
13	CORE Electric Cooperative*	6/2 - 7/1 Electric, Arapahoe Well #2	1,902.35	2775
<b>Check #: 2775 CORE Electric Cooperative* 7/21/2025 \$ 1,902.35</b>				
13	CORE Electric Cooperative*	6/2 - 7/1 Electric, Arapahoe Well #3	3,481.94	2776
<b>Check #: 2776 CORE Electric Cooperative* 7/21/2025 \$ 3,481.94</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Dakota #1	1,002.46	2777
<b>Check #: 2777 CORE Electric Cooperative* 7/21/2025 \$ 1,002.46</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Hog John Pump Sta.	653.42	2778
<b>Check #: 2778 CORE Electric Cooperative* 7/21/2025 \$ 653.42</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, District Office	174.68	2779
<b>Check #: 2779 CORE Electric Cooperative* 7/21/2025 \$ 174.68</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Glen Grove Well	227.96	2780
<b>Check #: 2780 CORE Electric Cooperative* 7/21/2025 \$ 227.96</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, 6221 Perry Park Blvd.	28.92	2781
<b>Check #: 2781 CORE Electric Cooperative* 7/21/2025 \$ 28.92</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Glen Grove WTP	854.37	2782
<b>Check #: 2782 CORE Electric Cooperative* 7/21/2025 \$ 854.37</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Waucondah WWTP	2,725.04	2783
<b>Check #: 2783 CORE Electric Cooperative* 7/21/2025 \$ 2,725.04</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, 5121 Country Club Dr.	26.45	2784
<b>Check #: 2784 CORE Electric Cooperative* 7/21/2025 \$ 26.45</b>				
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Echo Hills Tank	34.48	2785

Vendor Vendor Name		Description	Invoice Amount	Check #
<b>Check #: 2785</b>		<b>CORE Electric Cooperative*</b>	<b>7/21/2025</b>	<b>\$ 34.48</b>
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, WP Well	44.94	2786
<b>Check #: 2786</b>		<b>CORE Electric Cooperative*</b>	<b>7/21/2025</b>	<b>\$ 44.94</b>
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, E/W PRV Vault	27.36	2787
<b>Check #: 2787</b>		<b>CORE Electric Cooperative*</b>	<b>7/21/2025</b>	<b>\$ 27.36</b>
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Grant Ditch Well	140.78	2788
<b>Check #: 2788</b>		<b>CORE Electric Cooperative*</b>	<b>7/21/2025</b>	<b>\$ 140.78</b>
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Lift Station #1	264.40	2789
<b>Check #: 2789</b>		<b>CORE Electric Cooperative*</b>	<b>7/21/2025</b>	<b>\$ 264.40</b>
13	CORE Electric Cooperative*	6/9 - 7/8 Electric, Lift Station #2	414.75	2790
<b>Check #: 2790</b>		<b>CORE Electric Cooperative*</b>	<b>7/21/2025</b>	<b>\$ 414.75</b>
<b>Grand Total:</b>			<b>\$13,389.55</b>	



# Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 7/22/2025

Page 1 of 1

Vendor	Vendor Name	Description	Invoice Amount	Check #
17	Black Hills Energy*	Gas Service, District Office, 6/2 - 7/1/25	31.67	2791
Check #: 2791 Black Hills Energy* 7/22/2025			\$ 31.67	
17	Black Hills Energy*	Gas Service, Waucondah WW, 6/2 - 7/1/25	42.98	2792
Check #: 2792 Black Hills Energy* 7/22/2025			\$ 42.98	
17	Black Hills Energy*	Gas Service, Sageport WTP, 6/3 - 7/2/25	122.33	2793
Check #: 2793 Black Hills Energy* 7/22/2025			\$ 122.33	
17	Black Hills Energy*	Gas Service, Sageport WWTP, 6/2 - 7/2/25	70.77	2794
Check #: 2794 Black Hills Energy* 7/22/2025			\$ 70.77	

Grand Total: \$267.75





# Perry Park Water and Sanitation District - Electronic Payments

Check Summary for Date: 8/6/2025

Page 1 of 1

Vendor	Vendor Name	Description	Invoice Amount	Check #
13	CORE Electric Cooperative*	6/17 - 7/16 Electric, Arapahoe Well #4	4,630.17	2795
Check #: 2795 CORE Electric Cooperative* 8/6/2025			\$ 4,630.17	
13	CORE Electric Cooperative*	6/17 - 7/16 Electric, Sageport WTP	6,368.89	2796
Check #: 2796 CORE Electric Cooperative* 8/6/2025			\$ 6,368.89	
13	CORE Electric Cooperative*	6/17 - 7/16 Electric, Sageport WWTP	1,284.68	2797
Check #: 2797 CORE Electric Cooperative* 8/6/2025			\$ 1,284.68	
13	CORE Electric Cooperative*	6/17 - 7/16 Electric, 7010 Boreas Rd/Pump	242.15	2798
Check #: 2798 CORE Electric Cooperative* 8/6/2025			\$ 242.15	

Grand Total: \$12,525.89





# Perry Park Water and Sanitation District

Check Summary for Date: 7/28/2025

Page 1 of 1

				Invoice	Check #
Vendor	Vendor Name	Description		Amount	
571	Collins Cole Winn & Ulmer, PLLC*	Reviewed/Prepared Audit response letter		264.00	14555
<b>Check #: 14555 Collins Cole Winn &amp; Ulmer, PLLC* 7/28/2025</b>				<b>\$ 264.00</b>	
544	Denali Water Solutions LLC*	Sludge Removal - Waucondah 7/9/25		4,344.00	14556
544	Denali Water Solutions LLC*	Sludge Removal - Sageport 7/9/25		2,172.00	14556
<b>Check #: 14556 Denali Water Solutions LLC* 7/28/2025</b>				<b>\$ 6,516.00</b>	
141	Fischer Enterprises, Inc.*	Drying Beds - Sageport WWTP		5,537.28	14557
<b>Check #: 14557 Fischer Enterprises, Inc.* 7/28/2025</b>				<b>\$ 5,537.28</b>	
615	PVS DX, Inc.*	Chlorine		1,313.05	14558
<b>Check #: 14558 PVS DX, Inc.* 7/28/2025</b>				<b>\$ 1,313.05</b>	
526	Principle Electric, LLC*	Replaced float - Glen Grove		1,075.00	14559
<b>Check #: 14559 Principle Electric, LLC* 7/28/2025</b>				<b>\$ 1,075.00</b>	
585	Raftelis*	Rate Study		5,772.50	14560
<b>Check #: 14560 Raftelis* 7/28/2025</b>				<b>\$ 5,772.50</b>	
<b>Grand Total:</b>				<b>\$20,477.83</b>	



# Perry Park Water and Sanitation District

Check Summary for Date: 8/20/2025

Page 1 of 3

Vendor	Vendor Name	Description	Invoice Amount	Check #
35	Alpine Civil Construction*	West Side Filter Integration	8,702.50	14561
635	Alpine Civil Construction*	Installed enclosure/controlpanel-Dakota Well	1,080.00	14561
<b>Check #: 14561 Alpine Civil Construction* 8/20/2025 \$ 9,782.50</b>				
5	CDPHE*	Drinking Water Fee July 2025 to June 2026	977.00	14562
<b>Check #: 14562 CDPHE* 8/20/2025 \$ 977.00</b>				
65	CEBT*	Medical Premiums September 2025	2,053.39	14563
<b>Check #: 14563 CEBT* 8/20/2025 \$ 2,053.39</b>				
641	Candace Silvasy*	Refund from rental deposit/4526 SentinelRock	136.48	14564
<b>Check #: 14564 Candace Silvasy* 8/20/2025 \$ 136.48</b>				
617	Curtis, Justus, & Zahedi, LLC*	Review Resume, HB 25-1211 Tap Fees	484.50	14565
617	Curtis, Justus, & Zahedi, LLC*	PPMD Gateway Pond Statement of Opposition	114.00	14565
<b>Check #: 14565 Curtis, Justus, &amp; Zahedi, LLC* 8/20/2025 \$ 598.50</b>				
544	Denali Water Solutions LLC*	Sludge Removal - Waucondah 7/23/25	4,344.00	14566
544	Denali Water Solutions LLC*	Sludge Removal - Sageport 7/23/25	2,172.00	14566
<b>Check #: 14566 Denali Water Solutions LLC* 8/20/2025 \$ 6,516.00</b>				
441	Distribution System Resources, Ltd.*	Inspection & exercising of mainline valves	13,747.50	14567
<b>Check #: 14567 Distribution System Resources, Ltd.* 8/20/2025 \$ 13,747.50</b>				
18	Excell Pump Services*	Replaced motor cable/new bearing-BannockL.S.	2,936.25	14568
<b>Check #: 14568 Excell Pump Services* 8/20/2025 \$ 2,936.25</b>				
639	First American Title Co.*	File# 5516-4280910/Refund credit on account	79.52	14569
639	First American Title Co.*	File# 5516-4280910/Refund credit on account	90.75	14569
639	First American Title Co.*	File# 5516-4280910/Refund credit on account	38.95	14569
<b>Check #: 14569 First American Title Co.* 8/20/2025 \$ 209.22</b>				
592	FirstBank*	Office Supplies, Landscape Maintenance	1,563.92	14570
<b>Check #: 14570 FirstBank* 8/20/2025 \$ 1,563.92</b>				
546	Frontier Communications Corporation	Copier Maint./Srv Agreement-7/26 - 8/25/25	150.69	14571
<b>Check #: 14571 Frontier Communications Corporation* 8/20/2025 \$ 150.69</b>				
531	Gen-Tech of Colorado, LLC*	Generator Rental - 7/11 - 8/7-Red Rock L.S.	4,662.32	14572
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - A3 Well	800.73	14572
531	Gen-Tech of Colorado, LLC*	Generator Maintenance - Tenderfoot	1,006.60	14572
<b>Check #: 14572 Gen-Tech of Colorado, LLC* 8/20/2025 \$ 6,469.65</b>				
640	Guaranteed Title Group LLC*	File# 15470GTG/Refund overpayment of final	33.23	14573



				Invoice Amount	Check #
Vendor	Vendor Name	Description			
<b>Check #: 14573</b>		<b>Guaranteed Title Group LLC*</b>	<b>8/20/2025</b>	<b>\$ 33.23</b>	
1001	Guardian Pest Management*	Regular Pest Control, 5121 Country Club Dr.		69.00	14574
1001	Guardian Pest Management*	Regular Pest Control, District Office		120.00	14574
<b>Check #: 14574</b>		<b>Guardian Pest Management*</b>	<b>8/20/2025</b>	<b>\$ 189.00</b>	
626	Haven Rock Productions, LLC*	Ind. Contractor Agreement - 7/10 - 8/13/25		3,857.00	14575
<b>Check #: 14575</b>		<b>Haven Rock Productions, LLC*</b>	<b>8/20/2025</b>	<b>\$ 3,857.00</b>	
352	Iron Mountain*	Confidential Shredding Services		16.95	14576
<b>Check #: 14576</b>		<b>Iron Mountain*</b>	<b>8/20/2025</b>	<b>\$ 16.95</b>	
558	Level Engineering & Inspection*	!Poncho Well		3,487.63	14577
558	Level Engineering & Inspection*	!Dakota Well - Phase II		861.38	14577
558	Level Engineering & Inspection*	General Consultation 2025		1,445.00	14577
<b>Check #: 14577</b>		<b>Level Engineering &amp; Inspection*</b>	<b>8/20/2025</b>	<b>\$ 5,794.01</b>	
638	Margaret Maldonado*	Refund paid bills from 11/7 thru 4/30/25		874.43	14578
<b>Check #: 14578</b>		<b>Margaret Maldonado*</b>	<b>8/20/2025</b>	<b>\$ 874.43</b>	
608	Mark Bloomquist*	Installed conduit for cables-boardroom table		150.00	14579
<b>Check #: 14579</b>		<b>Mark Bloomquist*</b>	<b>8/20/2025</b>	<b>\$ 150.00</b>	
628	Moore Engineering, Inc.*	!Poncho Well Water Quality Sampling		5,072.50	14580
<b>Check #: 14580</b>		<b>Moore Engineering, Inc.*</b>	<b>8/20/2025</b>	<b>\$ 5,072.50</b>	
15	PVS DX, Inc.*	Chlorine Cylinder Rental		60.00	14581
<b>Check #: 14581</b>		<b>PVS DX, Inc.*</b>	<b>8/20/2025</b>	<b>\$ 60.00</b>	
89	Professional Answering Service, Inc.*	Answering Service Fee, August 2025		92.00	14582
<b>Check #: 14582</b>		<b>Professional Answering Service, Inc.*</b>	<b>8/20/2025</b>	<b>\$ 92.00</b>	
263	Schilling & Company, Inc.*	2024 Audit Preparation		3,668.76	14583
<b>Check #: 14583</b>		<b>Schilling &amp; Company, Inc.*</b>	<b>8/20/2025</b>	<b>\$ 3,668.76</b>	
1000	Semocor, Inc.*	VW Samples,Radium tests,Bacteriological test		4,768.65	14584
1000	Semocor, Inc.*	Monthly Contract - August 2025		36,524.00	14584
<b>Check #: 14584</b>		<b>Semocor, Inc.*</b>	<b>8/20/2025</b>	<b>\$ 41,292.65</b>	
901	Sigler Communicatiions, Inc.*	Communications Support		810.00	14585
<b>Check #: 14585</b>		<b>Sigler Communicatiions, Inc.*</b>	<b>8/20/2025</b>	<b>\$ 810.00</b>	
92	T-Mobile*	Cellular Access and Services, July/Aug.		147.59	14586
<b>Check #: 14586</b>		<b>T-Mobile*</b>	<b>8/20/2025</b>	<b>\$ 147.59</b>	
279	TST Infrastructure, LLC*	!PPWSD GIS - 2025		127.50	14587
279	TST Infrastructure, LLC*	PPWSD General Consultation		190.00	14587
279	TST Infrastructure, LLC*	!Sageport WTP Radium Removal-Approvals		5,585.00	14587

Vendor	Vendor Name	Description	Invoice	Check #
			Amount	
279	TST Infrastructure, LLC*	Sageport WTP Radium Removal-Design	8,730.00	14587
279	TST Infrastructure, LLC*	Water Meter Planning	340.00	14587
279	TST Infrastructure, LLC*	Bear Ridge Construction	2,733.70	14587

Check #:	14587	TST Infrastructure, LLC*	8/20/2025	\$ 17,706.20
----------	-------	--------------------------	-----------	--------------

57	Utility Notification Center of Colorado	Utility Locate Transmission Reports	66.65	14588
----	---	-------------------------------------	-------	-------

Check #:	14588	Utility Notification Center of Colorado*	8/20/2025	\$ 66.65
----------	-------	--	-----------	----------

Grand Total:	\$124,972.07
--------------	--------------



**dmiller\_ppwsd@comcast.net**

---

**From:** JAMES MARAS <marasinmd@aol.com>  
**Sent:** Monday, July 28, 2025 5:26 PM  
**To:** Diana Miller; Gary Peterson  
**Subject:** Water rights valuation

Highlands Ranch water presented at the Douglas County Water Commission today. It was stated that senior water rights are worth \$40,000 to \$50,000 now. They bid on some ditch water rights at \$38,000 and were out bid.

Please add this value update to the Board Agenda.

Jim Maras

**PERRY PARK WATER AND SANITATION DISTRICT**  
**Water Rights Portfolio Estimated Valuation January 26, 2021 and Consumptive Use/Senior Ditch Rights Projections**

Category/Source	Water Court Case No.	Acre Feet Per Year	Estimated Price Per Acre Foot	Estimated Value
<b>TRIBUTARY WELLS/JUNIOR WATER RIGHTS</b>				
Glen Grove Feeder Ditch	89CW225			
Grant Ditch Well	89CW225			
EP-1	89CW225			
EP-2	89CW225			
EP-3	89CW225			
WP-1	89CW225			
WP-3	89CW225			
BC-1	89CW225			
Category Subtotal:		1600.0	\$2,000.00	\$3,200,000.00
<b>CONSUMPTIVE USE/SENIOR DITCH RIGHTS (Average Annual Yield)</b>				
Bear Creek Ditch	80CW056	83.9		
Glen Grove Feeder Ditch	80CW056	10.3		
Grant Ditch	80CW056	20.6		
Plum Creek Ditch	80CW056	60.4		
Pleasant Park Ditch	89CW225	21.0		
Pleasant Park Ditch	10CW263	90.0		
Gove Ditch	17CW3122	59.0		
Category Subtotal:		345.2	\$35,000.00	\$12,082,000.00
Potential Valuation Updates			\$40,000.00	\$13,808,000.00
			\$50,000.00	\$17,260,000.00
<b>NONTRIBUTARY GROUNDWATER</b>				
Dakota No. 1	W-6199	181.0		
Dakota No. 2	84CW259	297.0		
Subtotal:		478.0	\$1,500.00	\$717,000.00
Den-3	82CW181	509.0		
Den-5	82CW181	509.0		
Den-6	82CW181	511.0		
Subtotal:		1529.0	\$1,500.00	\$2,293,500.00
DA-3, 5, and 6	89CW225	416.0	\$1,500.00	\$624,000.00
Sageport Arapahoe #1	W-8148	105.0		
Sageport Arapahoe #2	W-8148	295.0		
Sageport Arapahoe #4	W-8148	320.0		
Subtotal:		720.0	\$2,500.00	\$1,800,000.00
A-3	81CW308	100.0		
A-5	81CW308	100.0		
A-6	81CW308	101.0		
Subtotal:		301.0	\$2,500.00	\$752,500.00
LFH-3	82CW183	285.0		
LFH-6	82CW183	285.0		
Subtotal:		570.0	\$1,500.00	\$855,000.00
Category Subtotal:		4014.0		\$7,042,000.00
<b>CONDITIONAL RESERVOIR STORAGE RIGHTS</b>				
Waucondah Reservoir No.	83CW344	125.0		
Gravel Pit Reservoir	83CW345	125.0		
Category Subtotal:		250.0	\$10,000.00	\$2,500,000.00
GRAND TOTALS:		6209.2		\$24,824,000.00

Consumptive Use/Senior Ditch Rights @ \$40,000  
Consumptive Use/Senior Ditch Rights @ \$50,000

\$26,550,000.00  
\$30,002,000.00

**PRESUBMITTAL REVIEW**

**REVIEW DATE:** July 31, 2025  
**TYPE OF APPLICATION:** Right-of-Way Vacation  
**PLANNING REVIEW FEE:** \$1,000  
**LEGAL DESCRIPTION:** Public ROW in Sage Port Filing 2  
**APPLICANT REPRESENTATIVE:** James Maras  
**OWNERS:** Douglas County Board of County Commissioners  
**PRESUBMITTAL No.:** PS2025-169  
**STATE PARCEL NUMBER:** 2607-2112-99-001

---

**PLEASE NOTE:**

The following Presubmittal Review Findings are provided as a courtesy to the applicant. The primary purpose is to identify the review process and application(s) required. The information contained herein has been placed on file with Planning Services. Please reference this form should you decide to proceed further with your inquiry by submitting a formal Land Use Application.

Please direct all submittals to the Public Outreach & Assistance (POA) Team at 303-660-7460 or [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us).

---

**REVIEW STAFF**

**PLANNING:** Mike Pesicka, Jeanette Bare  
**ENGINEERING:** Dan Roberts, Brad Jackson

This Presubmittal Review is intended primarily to identify the appropriate process; compliance with applicable regulations will be evaluated throughout the application review process. **While we strive to identify significant issues, the following notes may not identify all issues, even major ones that may be raised during the formal review of your application.**

**BRIEF DESCRIPTION OF APPLICANT'S PROPOSAL:**

The applicant proposes a Right-of-Way Vacation to allow construction of a driveway to Sage Port Filing 2, Lot 8, Block 7 instead of extending the dead-end road to county standards.

**CURRENT STATUS/INFORMATION:**

The subject property totals approximately 0.904 acres in size and is located within the Suburban Residential (SR) zone district.

**STAFF COMMENTS:****• PLANNING COMMENTS:**

- The application to vacate the Right-of-Way (ROW) may be processed as a Road Vacation. Refer to Article 7B, Road Vacation of the Douglas County Subdivision Resolution (DCSR).
- The road vacation would allow new ownership to be assigned via the Vacation Resolution (to be drafted by County staff). Vacated portions of the ROW can be vested in a single property owner or split among more than one owner. Please coordinate with Perry Park Water and Sanitation District and Jellystone Park (in Larkspur) to discuss ownership and maintenance of the vacated right-of-way. It may be useful to enter into a separate maintenance agreement with these owners. Depending on how the right-of-way is vested, access easements may need to be separately recorded as part of the process.
- Engineering has noted its preference that Perry Park Water and Sanitation District continue to be the entity responsible for maintaining the private drive.



- This type of road vacation is subject to a public hearing before the Planning Commission and Board of County Commissioners.
- A land use application, narrative, and legal description and map for the ROW to be vacated are required as part of the submittal. The legal description and map must be prepared by a Colorado registered surveyor. Show split ownership vesting if proposed.
- If you can, identify any utilities that are located within the ROW to be vacated as part of the project narrative. If utilities do exist, the ROW vacation will reserve an easement for continued utility use. Referrals will be sent to all utility providers during the review process as well.
- Larkspur Fire Protection District, County-registered homeowners' associations within the area, Douglas County Engineering and Building Services, Perry Park Water and Sanitation District, the Town of Larkspur, utility providers, and other referral agencies as determined necessary will be asked for comments during the process. The referral period for a road vacation is 21 days.
- Posted, published, and mailed public notice is required for the public hearing on the request. You are responsible for accomplishing these notices. Staff will provide you with specific notice instructions following the referral period.
- Courtesy notice of an application in process will be provided to adjacent property owners and other property owners as set forth in the Douglas County Zoning Resolution. The mailing will be prepared and sent by County staff. An invoice will be provided to the applicant for reimbursement of material and postage costs.
- A full review of the proposal will take place during the application process. The application must comply with the Douglas County Zoning Resolution and the Douglas County Subdivision Resolution and be consistent with the Comprehensive Master Plan.

- **ENGINEERING COMMENTS:**

The following items are required by Engineering Services:

- Easements need to be dedicated to Jellystone Emergency Access and Single-Family lots.
- Vacated road should be maintained by the district since they already maintain the road.
- A full review of the proposal will take place during the application process. Please be aware that Engineering review fees will apply. You may contact Engineering at 303-660-7490.

**NEXT STEP - APPLICATION PROCESS:**

- An application must comply with Douglas County Zoning Resolution Section 7B, Road Vacation.
- Please address the comments from this presubmittal review, both in the narrative and on the plan set, when preparing the submittal.
- Submit the completed Land Use Application with all checklist items to the Public Outreach & Assistance (POA) Team at 303-660-7460 or [planningsubmittals@douglas.co.us](mailto:planningsubmittals@douglas.co.us)
- When possible, please include electronic copies of all submittal documents.
- ***An incomplete Land Use Application submittal will not be accepted. All required checklist items must be included at time of submittal, or the application will be considered incomplete and will not be accepted. Please note that the Presubmittal Findings are valid for ONE year.***



Displaying data for the year 2025  
**No Address**  
**Ownership Information**  
JAMES MARAS & ROBIN MARAS  
691 KENOSHA DR  
LARKSPUR, CO 80118

Exhibit 1



**Account #:** R0067601  
**State Parcel #:** 2607-212-05-016  
**Account Type:** Vacant Land  
**Tax District:** 0169  
**Neighborhood-Ext:**

**Building Count:** 0  
**Building Permit Authority:**  
Douglas County  
**Phone:** 303-660-7497

**Owner Info**  
JAMES MARAS & ROBIN MARAS  
691 KENOSHA DR  
LARKSPUR, CO 80118

**Subdivision**  
**Name:** SAGE PORT  
**Reception No:** 0144032

**Location Description**  
LOT 8 BLOCK 7 SAGE PORT 2 0.904 AM/L CP 0068401, 0068241

# ArcGIS Web Map Exhibit 2



7/14/2025, 11:43:28 AM

Parcels

Contours

100 Ft. Contour Index

20 Ft. Contour

Municipality

1:1,662

0 0.01 0.03 0.06 mi  
0 0.03 0.06 0.1 km



Sources: Esri, TomTom, Garmin, FAD, NOAA, USGS, ©  
OpenStreetMap contributors, and the GIS User  
Community, DC GIS Services Team

## Attachment A

Narrative for pre-submittal request for Lot 8 Block 7 Sageport 2.

I am requesting consideration to allow a single family home to be built on the subject lot without having to build a County street on the gravel portion of Tenderfoot Dr. The Lot has Water and sewer service are available through Perry Park Water and Sanitation District (PPWSD). The issue is, the part of Tenderfoot Dr. that is currently gravel that provides access to the lot. The PPWSD uses this road for access to their water and wastewater plant. The Jellystone campground technically has access to their facility off of this road as well. The Jellystone access is gated and accessible with use of code. No public traffic goes through the Jellystone gate.

Development of this gravel portion is complicated by several PPWSD water and sewer pipes, underground and above ground CORE electric lines, Fiber optic lines from Thrive Broadband and natural gas lines from Black Hills Energy. Douglas County does not currently maintain the road. PPWSD does plow in winter to provide access to their facilities. Jellystone does not plow the portion of Tenderfoot Dr. or the road on their side of the gate.

Can this section of Tenderfoot Dr. be allowed to stay "as is", gravel and not maintained by the County?

**RESOLUTION 2025-08-001**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND  
SANITATION DISTRICT; ADJUSTING WATER DEVELOPMENT FEES**

WHEREAS, at a Public Meeting on May 21, 2025, the Board of Directors of the Perry Park Water and Sanitation District discussed the necessary improvements for the Sageport Water Treatment Plant (WTP) to reduce the naturally occurring combined Radium in raw water entering the Sageport Water Treatment Plant;

WHEREAS, the Board adopted (RESOLUTION 25-038) to assess a fee to fund the improvements required to reduce the combined Radium leaving the Sageport Water Treatment Plant;

WHEREAS, the Board has considered information from consultants and citizens regarding the adjustment of the Customer rates to fund the Radium WTP Upgrade Fee and agreed that the amount of \$1,656.00 would be assessed over a three-year period to fund the Sageport WTP Radium removal improvements;

WHEREAS, the Board discussed assessing the same fee to undeveloped lots in the District;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT, THAT ALL WATER CORE/DEVELOPMENT FEES BE INCREASED BY THE AMOUNT OF ONE THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND NO CENTS (\$1,656.00) TO CONTRIBUTE TO THE SAGEPORT WTP RADIUM REMOVAL IMPROVEMENTS:

---

Gary Peterson, President

---

Brian Arthurs, Treasurer



# Perry Park Water & Sanitation District Systems Report July 2025

*Presented by:*

**Semocor, Inc.**

3995 Castlewood Canyon Rd.

Castle Rock CO, 80104



## Water Treatment

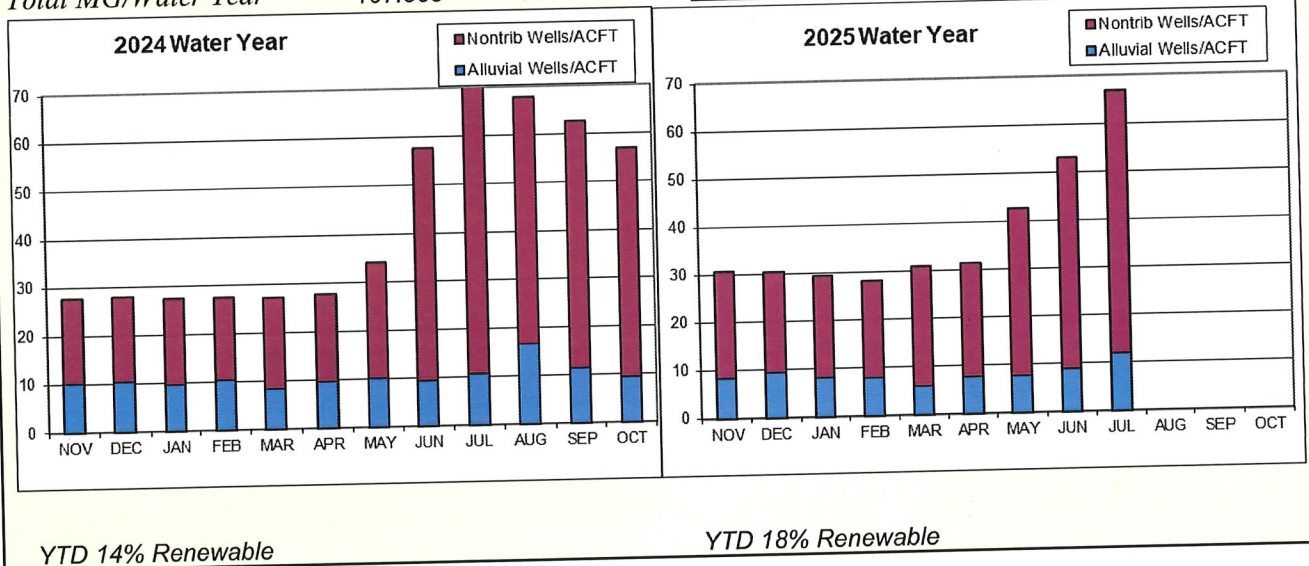
		July.2024	July.2025	
Arapahoe	1	0.000	0.000	Emergency use only
Arapahoe	2	2.276	1.319	Normal Operation
Arapahoe	3	3.589	4.865	Normal Operation
Arapahoe	4	3.495	7.103	Normal Operation
Denver	4	11.323	4.649	Normal Operation
Grant Ditch	1	0.000	0.000	Normal Operation
W. Plum	1	0.000	0.000	Normal Operation
W. Plum	2	0.000	0.000	Normal Operation
Glengrove	1	3.430	3.846	Normal Operation
Dakota	1	0.000	0.000	Emergency use only
Dakota	2	0.000	0.000	Normal Operation
Total MG/Month		24.113	21.782	

Gallons/day 777,839 702,645 448.97

Monthly Precipitation 1.41 2.79 (PPWSD Reservoir Storage = 52acre/feet)

Water YTD Precipitation 8.89 14.79  
Total MG/Water Year 107.585 102.071

Water Year is from 11-1-2024 through 10-31-2025



Glengrove Water Plant – 4,070,000 gallons/month and the Daily Avg. = 41.45%, maximum day demand = 44.3% of capacity.

Sageport Water Plant – 17,681,000 gallons/month and the Daily Avg. = 60.8%, maximum day demand = 88.5% of capacity.

## **Distribution System-** July. 2025

All Water Samples in July are good.

Sageport water plant Radium sampling completed in August.

Hog john Pump Station – Normal Operation

East/West Pipeline – Transferred 6.634 MG in June normal Operation.  
(2025 water YTD transfer is 31.645 MG to the west side.)

Water Tanks – Normal Operation

Tenderfoot PRV – Normal Operation

Silverheels PRV – Normal Operation

Poncha PRV – Normal Operation

N. Pike PRV – Normal Operation

Quartz Mountain PRV – Normal Operation

Independence PRV – Normal Operation

Remuda PRV – Normal Operation

Meter Readings – Submitted 7-31-2025.

Fire Hydrants – Started mowing fire hydrants Normal Operation

Water Mains – Normal Operation

## **Miscellaneous**

Generators – Normal Operation

Locates – 43

Work Orders – 28

Failed Inspections – 0

Emergency call outs - 1

Non-payment shut off - 0.

Tag hangings (normal work orders) – 0.

Turn off and turn on (normal work orders) – 0.

Final and meter Re-reads – 6

Short notice inspection – 0

Curb-stop valves/meter pit repairs – 0.

Meter test – 0

Extra work- mowing ranch and w-2 locations.

# Wastewater Systems

## Sewage Treatment – July. 2025

Sageport Plant,	Results	Effluent Limits % capacity.	
Flow	.083 MGD	.100 MGD	83.0%
BOD	5 mg/L	30 mg/l	
TSS	0 mg/L	30 mg/l	
pH	7.0 – 7.2	6.5 – 9.0	
Phosphorous	0.12 mg/l	1.0 mg/l	
E-Coli	8/100 ml	419/100 ml	
Ammonia	2.76 mg/l	14 mg/l	
Total Inorganic Nitrogen	5.56 mg/l	23 mg/l	
Sludge hauled	13,000 gallons	NA	
Operation –			

Waucondah Plant,	Results	Effluent Limits % capacity.	
Flow	.169 MGD	.320 MGD	53.1%
BOD	0 mg/L	30 mg/l	
TSS	5 mg/L	30 mg/l	
pH	6.8 -7.2	6.5 - 9.0	
Phosphorous	0.10 mg/l	1.0 mg/l	
E-Coli	12/100 ml	224/100 ml	
Ammonia	0.09 mg/l	12.6 mg/l	
Sludge hauled	24,000 gallons	NA	

### Operation-

## Collection System

Red Rock Lift Station – Normal Operation

Bannock Lift Station – Normal Operation

Boreas Lift Station – Normal Operation

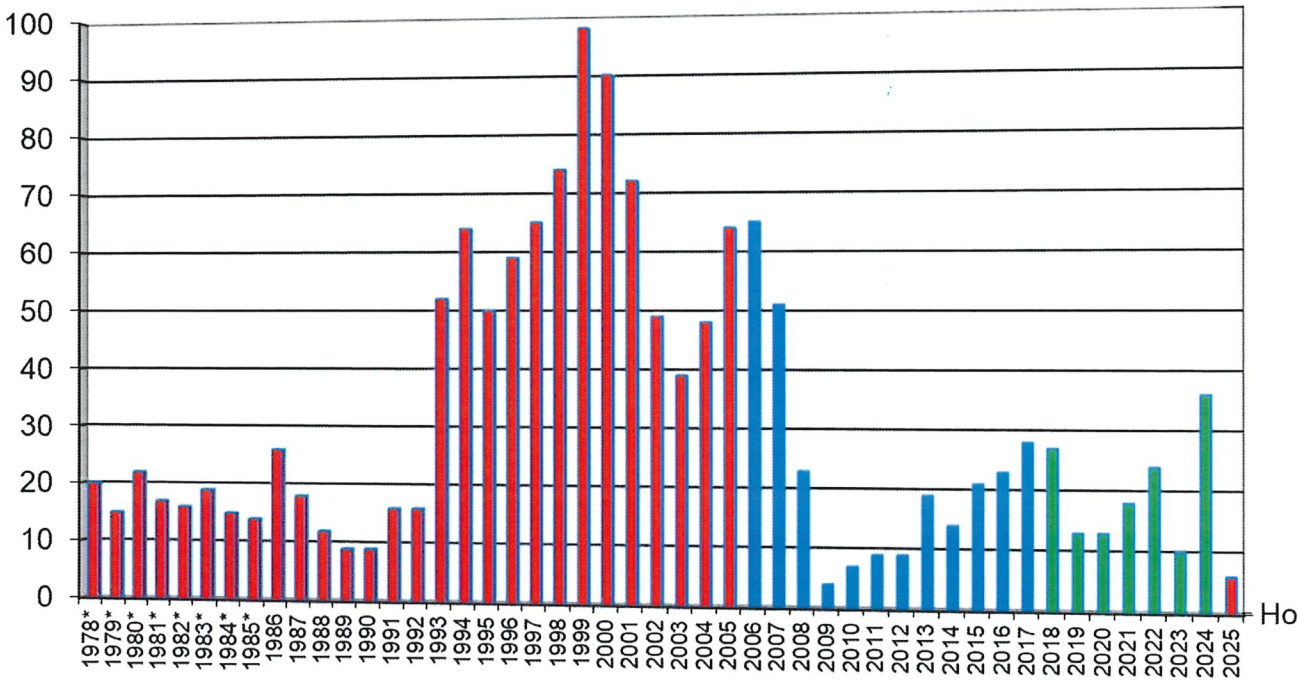
Sewer Mains – Normal Operation

Jul-25

<u>Taps</u>	<b>West Side: 887</b>		<b>East Side: 688</b>	
	<u>Water &amp; Septic</u>	<u>Water &amp; Sewer</u>	<u>Water &amp; Septic</u>	<u>Water &amp; Sewer</u>
New	0	0	0	0
Total	33	854	264	424

Total Water Taps 1575  
Total Sewer Taps 1278  
Total Septic Systems 297  
YTD Homes thru 7-31-2025

**Homes Permitted 1978 - 2005 / Homes tapped in 2006 - 2025**







Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

## Monthly Staff Report – August 20, 2025

### **For Your Information:**

There were no new permits for the Permit Applications report.

Attached is the Monthly Residential and Commercial Customer Consumption report.

There were no updates to the Waucondah Wastewater Treatment Plant – Electrical/Odor Related Expenses Summary Report for 2020, 2021, 2022, 2023, 2024 and 2025.

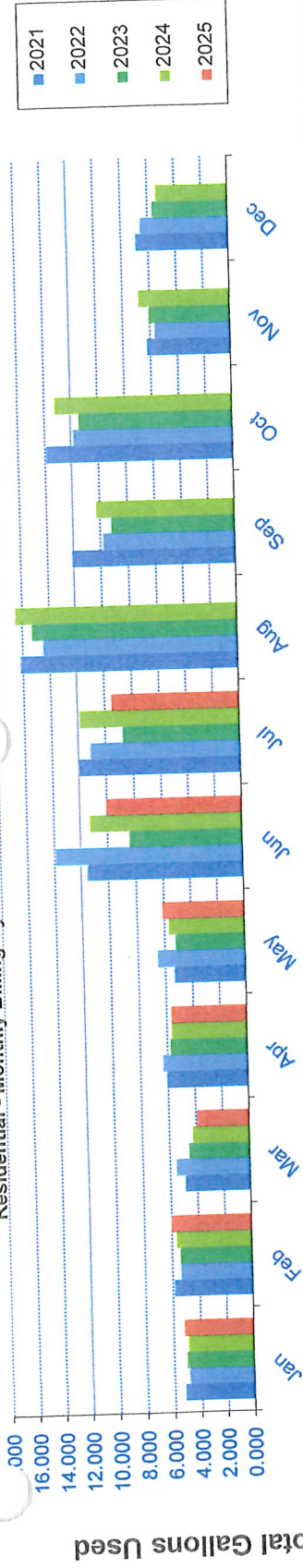
Attached is the Month End Cash Balances report.

Attached is the Capital Improvement Projects report.

Attached is the YTD Revenue Budget report.

Attached is the YTD Expense Budget report.

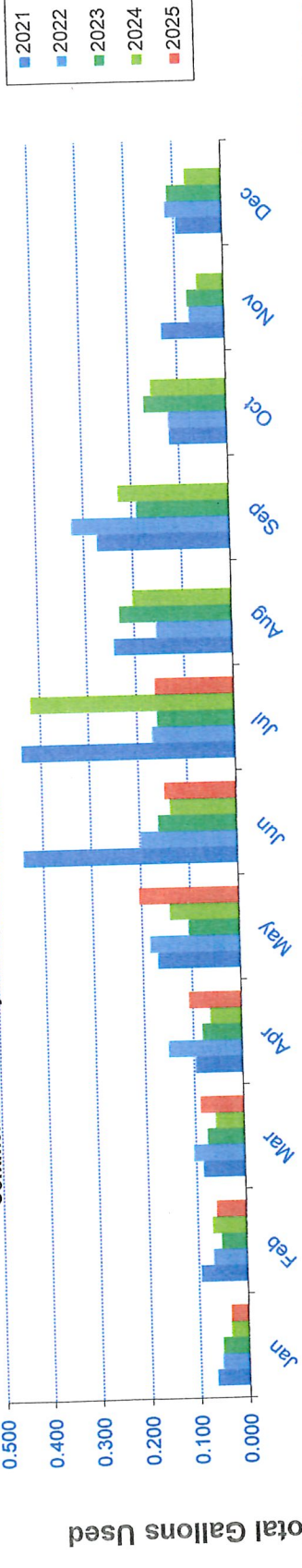
Residential - Monthly Billing Cycle - Gallons Used, In Million Gallons



Residential-MGD		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage		0.007	0.007	0.006	0.007	0.009	0.012	0.013	0.000	0.000	0.000	0.000	0.000
Total Usage		5,185	6,023	3,924	5,648	6,095	10,047	9,490	0.000	0.000	0.000	0.000	0.000

Residential Customers in Rate Ranges		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Gallons		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
0 - 10000		568	713	637	725	525	500	403					
10001 - 33000		135	139	63	121	172	314	243					
33001 - 66000		1	4	3	1	5	40	52					
66001 - 133000		1	1		2	1	5	6					
133001 - 9999999						1		1					

Commercial - Monthly Billing Cycle - Gallons Used, In Million Gallons



Commercial-MGD		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Average Usage		0.010	0.006	0.009	0.011	0.020	0.002	0.016	0.000	0.000	0.000	0.000	0.000
Total Usage		0.037	0.061	0.088	0.107	0.204	0.147	0.161	0.000	0.000	0.000	0.000	0.000

Commercial Customers in Rate Ranges		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Gallons		Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
0 - 9000		6	7	6	6	4	5	4					
9001 - 45000		4	3	4	4	6	4	5					
45001 - 100000							1	1					
100001 - 200000													
200001 - 9999999													



**Perry Park Water and Sanitation District**  
**July Month End Current Balances**

F 1

Date Printed: 8/6/2025

	Beginning Balance	Month to Date Deposits	Month to Date Withdrawals	Ending Balance
1st Bank - Checking Account	\$1,332.33	\$5,000.00	\$2,650.05	\$3,682.28
1st Bank - Checking Auto Teller	\$81,842.46	\$253,534.84	\$210,320.90	\$125,056.40
Wells Fargo Checking-Gen Fund	\$1,506,876.08	\$88,128.69	\$15,993.51	\$1,579,011.26
COLOTRUST - Savings-Gen Fund	\$3,092,665.92	\$200,151.39	\$50,000.00	\$3,242,817.31
CSAFE - Investment Pool	\$137,270.81	\$504.50	\$0.00	\$137,775.31
CommBank-PublicFunds MoneyMkt	\$262,287.80	\$590.33	\$0.00	\$262,878.13
	<b>\$5,082,275.40</b>	<b>\$547,909.75</b>	<b>\$278,964.46</b>	<b>\$5,351,220.69</b>



**Perry Park Water and Sanitation District**  
**July Capital Improvement Projects**

Page: 1

Date Printed: 8/6/2025

	Beginning Balance	Month to Date Expenditures	Ending Balance
Waucondah WWTP Improvements	\$1,045,302.74	\$0.00	\$1,045,302.74
Sageport WWTP Improvements	\$132,231.10	\$0.00	\$132,231.10
Sageport WWTP Imprv-2018-2019	\$6,494.10	\$0.00	\$6,494.10
Sageport WTP Improv-2018-2025	\$5,146.00	\$0.00	\$5,146.00
Sageport WTP Media Replacement	\$7,922.50	\$0.00	\$7,922.50
Sageport WTP - Radium Removal	\$75,092.50	\$18,003.70	\$93,096.20
GIS - 2018 - 2019 - 2020	\$3,285.00	\$0.00	\$3,285.00
Well Rehabilitation-2017&2025	\$14,464.56	\$0.00	\$14,464.56
Well Electrical Improvements	\$90,892.78	\$0.00	\$90,892.78
Water System SCADA/Automation	\$580.00	\$0.00	\$580.00
Well Capacity-Poncho Well	\$2,769,118.26	\$1,710.00	\$2,770,828.26
Water Meter - Smart Meter	\$9,727.80	\$110.00	\$9,837.80
Well Improvements/Replacement	\$573,195.00	\$0.00	\$573,195.00
Dakota Well Replacement	\$747.50	\$0.00	\$747.50
Glen Grove WTP Upgrades	\$137,835.89	\$0.00	\$137,835.89





**Perry Park Water and Sanitation District  
July Capital Improvement Projects**

Page: 2

Date Printed: 8/6/2025

Ending  
Balance

Month to Date  
Expenditures

Beginning  
Balance

\$20,495.46

\$0.00

\$20,495.46

Glen Grove WTP Clear Well-2013

\$4,912,354.89

\$19,823.70

\$4,892,531.19



**Perry Park Water and Sanitation District**  
**July YTD Revenue Budget**

Date Printed: 8/6/2025

Revenue	2025 Monthly Revenue	2024 Monthly Revenue	2025 YTD Budget	2025 YTD Revenue	2025 Actuals vs. Budget	Annual Adopted Budget
Property Tax	\$188,685	\$189,828	\$652,214	\$650,927	(\$1,288)	\$679,390
Specific Ownership Tax	\$4,452	\$4,074	\$26,790	\$30,504	\$3,714	\$47,000
Water Service Fees	\$102,459	\$119,707	\$572,000	\$579,635	\$7,635	\$1,100,000
Sewer Service Fees	\$97,309	\$97,058	\$584,000	\$641,046	\$57,046	\$1,000,000
Capital Improvement Fee	\$56,496	\$50,864	\$353,400	\$395,929	\$42,529	\$620,000
Radium WTP Upgrade Fee	\$32,784	\$0	\$0	\$32,784	\$32,784	\$0
Service Calls	\$640	\$250	\$4,550	\$2,390	(\$2,160)	\$7,000
Construction Water Sales	\$3,299	\$2,919	\$60,950	\$13,772	(\$47,178)	\$115,000
Leased Water Sales	\$0	\$0	\$2,500	\$0	(\$2,500)	\$2,500
Water Meter Sales	\$2,250	\$2,250	\$10,950	\$5,500	(\$5,450)	\$15,000
Water Stub Out Fee	\$0	\$700	\$1,500	\$0	(\$1,500)	\$2,250
Sewer Stub Out Fee	\$0	\$700	\$1,450	\$0	(\$1,450)	\$2,250
Sewer Lift Station Fee	\$0	\$1,900	\$1,000	\$0	(\$1,000)	\$1,000
Water Tap Fee	\$0	\$11,729	\$40,000	\$29,760	(\$10,240)	\$55,000
Sewer Tap Fee	\$0	\$0	\$60,000	\$7,586	(\$52,414)	\$100,000
Water Development/Core Fee	\$8,374	\$19,609	\$80,500	\$41,870	(\$38,630)	\$115,000
Sewer Development/Core Fee	\$4,173	\$6,071	\$66,000	\$12,519	(\$53,481)	\$100,000
Permit Fees	\$150	\$750	\$2,500	\$1,200	(\$1,300)	\$4,000
Other Income	\$0	\$0	\$7,700	\$3,000	(\$4,700)	\$13,000
Proceeds From Sale Cap Asset	\$0	\$422,787	\$0	\$0	\$0	\$0
Feasibility Study Deposits	\$0	\$0	\$10,000	\$0	(\$10,000)	\$10,000
Services Provided Reimburse	\$0	\$0	\$40,000	\$0	(\$40,000)	\$40,000
Interest Earned	\$12,707	\$14,957	\$102,647	\$79,886	(\$22,760)	\$168,273
<b>Total Revenue</b>	<b>\$513,779</b>	<b>\$946,153</b>	<b>\$2,680,651</b>	<b>\$2,528,309</b>	<b>(\$152,342)</b>	<b>\$4,196,663</b>



**Perry Park Water and Sanitation District**  
**July YTD Expense Budget**

Date Printed: 8/6/2025

Expenses	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Audit	\$0	\$0	\$12,000	\$8,606	\$3,394	\$12,000
Bank Charges	\$275	\$160	\$2,058	\$1,938	\$120	\$4,200
Community Relations	\$0	\$0	\$2,000	\$3,870	(\$1,870)	\$3,000
Perry Park Water News Letter	\$0	\$0	\$7,500	\$3,806	\$3,694	\$10,000
Professional Communications	\$0	\$0	\$10,000	\$9,004	\$996	\$10,000
PPWSD Website Maint&Security	\$160	\$900	\$10,000	\$320	\$9,680	\$10,000
Consultants	\$13,682	\$2,184	\$66,000	\$46,584	\$19,416	\$100,000
Contract Labor	\$2,153	\$0	\$30,000	\$20,488	\$9,513	\$50,000
Depreciation Expense	\$0	\$0	\$0	\$0	\$0	\$0
Depreciation-Gen & Admin	\$0	\$0	\$0	\$0	\$0	\$0
Director's Fees	\$500	\$500	\$5,200	\$3,800	\$1,400	\$10,000
Dues and Subscriptions	\$50	\$100	\$9,600	\$4,966	\$4,634	\$10,000
Election Expense	\$0	\$0	\$20,000	\$3,189	\$16,811	\$20,000
Insurance	\$0	\$0	\$65,000	\$72,049	(\$7,049)	\$65,000
Legal Fees	\$4,254	\$3,146	\$29,000	\$40,050	(\$11,050)	\$50,000
Miscellaneous Expense	\$212	\$0	\$1,850	\$2,562	(\$712)	\$5,000
Office Supplies and Postage	\$697	\$105	\$10,920	\$10,151	\$769	\$21,000
Payroll - Administrative	\$4,310	\$6,526	\$39,700	\$32,284	\$7,416	\$65,000
Payroll Tax & Benefits-Admin.	\$1,605	\$1,670	\$34,734	\$11,428	\$23,306	\$57,890



# Perry Park Water and Sanitation District July YTD Expense Budget

Date Printed: 8/6/2025

## Expenses

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Rate Study	\$5,773	\$0	\$0	\$8,543	(\$8,543)	\$0
Repair & Maintenance, Misc.	\$1,068	\$3,229	\$12,200	\$7,078	\$5,122	\$20,000
Travel and Education	\$0	\$0	\$1,000	\$400	\$600	\$1,000
Treasurers' Fees-Douglas Cnty	\$2,804	\$2,848	\$7,125	\$9,738	(\$2,613)	\$7,500
Lease Purchase Interest Paymnt	\$0	\$0	\$25,220	\$25,220	\$0	\$50,440
Utilities - Office	\$1,259	\$1,396	\$9,600	\$10,956	(\$1,356)	\$16,000
Capital Improvements Plan	\$0	\$0	\$50,000	\$77,336	(\$27,336)	\$50,000
Chemical Expense - Water	\$9,162	\$30	\$9,030	\$15,438	(\$6,408)	\$21,000
Chemical Expense - Sewer	\$0	\$3,424	\$21,090	\$22,865	(\$1,775)	\$37,000
Computer Software & Support	\$0	\$682	\$2,200	\$3,709	(\$1,509)	\$20,000
Development / Core Fee Rebate	\$0	\$0	\$11,800	\$17,700	(\$5,900)	\$17,700
Generator & Cathodic Maint.	\$6,841	\$11,726	\$14,490	\$106,051	(\$91,561)	\$23,000
Hydrant Replacement	\$11,231	\$0	\$26,000	\$11,231	\$14,769	\$26,000
Operations Additional Services	\$1,983	\$425	\$6,120	\$2,748	\$3,373	\$12,000
Operations Contractor	\$36,524	\$35,808	\$255,668	\$255,668	\$0	\$438,291
Parts & Minor Equip Exp-Water	\$1,352	\$3,723	\$9,400	\$6,685	\$2,715	\$20,000
Parts & Minor Equipment-Sewer	\$17	\$0	\$13,800	\$9,298	\$4,502	\$20,000
Payroll - Operations	\$9,108	\$8,930	\$69,020	\$68,222	\$798	\$119,000
Payroll Tax & Benefits - Ops.	\$2,265	\$2,130	\$16,724	\$16,212	\$512	\$27,417





**Perry Park Water and Sanitation District**  
**July YTD Expense Budget**

Date Printed: 8/6/2025

**Expenses**

	2025 Monthly Expenses	2024 Monthly Expenses	2025 YTD Budget	2025 YTD Expenses	2025 Budget vs. Actuals	Annual Adopted Budget
Permits	\$0	\$0	\$0	\$0	\$0	\$7,300
Repair & Maint.-Infras.-Water	\$21,825	\$2,615	\$41,800	\$44,102	(\$2,302)	\$110,000
Repair & Maint - Infras. Sewer	\$5,875	\$1,235	\$46,000	\$53,314	(\$7,314)	\$100,000
Risk Mitigation	\$0	\$0	\$25,000	\$0	\$25,000	\$50,000
Rules and Regulations	\$0	\$0	\$30,000	\$0	\$30,000	\$30,000
Utility Locates	\$67	\$81	\$1,380	\$9,794	(\$8,414)	\$2,000
Services Provided	\$379	\$7,616	\$21,000	\$5,294	\$15,706	\$50,000
Sewer Cleaning	\$0	\$0	\$40,000	\$31,417	\$8,583	\$40,000
Sludge Disposal	\$13,032	\$12,213	\$96,900	\$99,788	(\$2,888)	\$170,000
Testing - Water	\$96	\$960	\$10,260	\$4,399	\$5,861	\$18,000
Testing - Sewer	\$520	\$547	\$4,590	\$6,307	(\$1,717)	\$9,000
Unscheduled/Emergency Repairs	\$4,251	\$0	\$128,000	\$22,201	\$105,799	\$200,000
Utilities - Water	\$8,876	\$17,458	\$93,100	\$86,832	\$6,268	\$190,000
Utilities - Sewer	\$4,982	\$9,441	\$38,500	\$50,251	(\$11,751)	\$70,000
Vehicle Expense	\$188	\$1,227	\$3,150	\$649	\$2,501	\$5,000
Water Meter, PRV, Yokes, Rem.	\$14,589	\$3,292	\$10,200	\$21,594	(\$11,394)	\$20,000
Clearing Account	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$191,962</b>	<b>\$146,326</b>	<b>\$1,505,929</b>	<b>\$1,386,135</b>	<b>\$119,794</b>	<b>\$2,500,738</b>