



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

## Regular Meeting – February 15, 2017

### Board Members Present

Craig Johnston  
Judy LaCrosse  
Andy Morris  
Gary Peterson

### Visitors

Amber Garges  
Jeremy Garges  
James Maras

### Excused Absence

Jim Matchett

### Staff / Consultants in Attendance

Diana Miller – District Manager  
Scott Monroe – Semocor, Inc.

### 1.0 Call To Order

The meeting was called to order at 16:30.

### 2.0 New Business and Open Items

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 17-008) TO APPROVE THE MINUTES OF THE JANUARY 18, 2017 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 17-009) TO RATIFY ELECTRONIC PAYMENTS DATED JANUARY 30, 2017 IN THE AMOUNT OF \$13,730.40 AND ELECTRONIC PAYMENTS DATED FEBRUARY 8, 2017 IN THE AMOUNT OF \$652.07 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 17-010) TO APPROVE CHECKS 11513 THRU 11536 IN THE AMOUNT OF \$99,522.61 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 11514, issued to Ben Gelt, Director Peterson asked if the \$15,000 payment was a onetime payment. The District Manager advised that the \$15,000 payment is for one year of consulting services as a political advisor. The District Manager added that the payment was discounted because the District paid for the year in advance, as opposed to monthly.

In reference to check 11516, issued to the Chatfield Watershed Authority, Director Morris, recollected that the payment of \$2,000 should have been lower, as a result of the restructuring of the Authority. The District Manager advised that the payment was as agreed to and less than in previous years. The District Manager noted that previous payments exceeded \$3,000.

In reference to check 11528, issued to SPWRAP, Director Peterson requested additional information on the purpose of the payment. The District Manager advised that SPWRAP is an acronym for South Platte Water Related Activities Program. The District Manager added that the program was created to resolve issues with water use and endangered species protection; and that as the District would be constructing a reservoir in the future, participation with the program was essential.

In reference to check 11531, issued to TST Infrastructure, LLC, Director Peterson requested additional information on the item "CDWR Letter". The District Manager advised that CDWR is an acronym for Colorado Department of Water Resources. The District Manager added that via the Douglas County referral process, the CDWR had received a feasibility study as proof of the District's water supply as opposed to the District's standard will serve letter and water supply report. Thus, the CDWR had questioned the water supply of the District. The District Manager added that as the misconception was not good for the District or its Customers, so she wanted to make sure the confusion was addressed thoroughly.

In reference to the same check, Director LaCrosse, requested clarification on the "Pike Circle PRV Improvements" and the "East/West PRV Improvements" items. Mr. Monroe advised that both items were initiated to address confined space concerns.

In reference to check 11536, issued to Yates Law Firm, LLC, Director Peterson asked if the item "SEO letter regarding water supply" was related to the CDWR letter. The District Manager offered that indeed it was.

A motion was made and seconded; (RESOLUTION 17-011) TO RATIFY CONSENT AGENDA ITEMS DATED JANUARY 27, 2017 IN THE AMOUNT OF \$6,460.42 AND CONSENT AGENDA ITEMS DATED FEBRUARY 10, 2017 IN THE AMOUNT OF \$6,014.52 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Funding Updates – As a follows up item from the January 18, 2017 Regular Board Meeting, the District Manager advised the Board that in reference to an Issues Committee supportive of the District; there is no limit on the amount a person can contribute or how much an Issues Committee can collect. The District Manager added that there is no restriction on who can contribute to an Issues Committee, even the District's engineer, vendors, or employees.
- 2.4 8260 and 8266 Bannock Drive – Request for Approval of Lot Line Vacation – Mr. Jeremy Garges and Ms. Amber Garges attended the Board meeting to request that the Board consider an exception to the District's current lot line vacation policy. The District Manager provided the Board with an overview of Mr. and Ms. Garges's circumstance. The District Manager offered that Mr. and Ms. Garges recently purchased two lots. The District Manager added that one lot had service available to it and the other did not. The District Manager offered that in this scenario, the water

and sewer mains would need to be extended ten feet past the lot without service, and to determine if water and sewer service could be provided, a feasibility study paid for by the owner or developer, would need to be completed and accepted by the Board. The District Manager noted that in all cases of lot line vacation, the owner is responsible for the tap, development, and abandonment fees for the lot being eliminated.

After discussion, the District agreed to provide Mr. Garges with the additional documentation that he requested, and Mr. Garges agreed to provide the District with a specific proposal for an agreement to not be required to extend the main lines until development on the final lot on Bannock Drive is initiated.

### **3.0 Operational Status**

- 3.1 Perry Park Water and Sanitation District Systems Report – The members of the Board reviewed the monthly operations report which had been submitted by Semocor, Inc.
- 3.2 Monthly Staff Report – The members of the Board reviewed the Monthly Staff Report.

The District Manager advised the Board that the District had been contacted by a Customer in the District regarding a series of high water bills. The District Manager provided the Board with an e-mail from the Customer requesting consideration from the Board for a reduction in the owed amount, she also provided a summary of the usage for the Customer, billing amounts and a summary of the work orders that the District had responded to, at the request of the Customer. The Customer suggested that his high-water bills were related to high pressure at his residence. The District Manager offered that when the Customer requested that his pressure be adjusted, the District responded the following day. The District Manager also provided the Board with Section 4.1.2 Non-Liability of the District of the District's Rules and Regulations. An item listed under non-liability of the District is "Damage to water heaters, boilers, or other appliances resulting from shutting water off, or turning it on, or from inadequate, or excessive or sporadic pressures". After discussion, a motion was made and seconded; (RESOLUTION 17-012) TO OFFER THE CUSTOMER THE OPPORTUNITY TO PAY THE CURRENT AMOUNT OWED IN EQUAL PAYMENTS OVER THE NEXT TWELVE MONTHS WITHOUT PENALTY. The motion passed unanimously. The Board requested that the District Manager inform the Customer of their decision.

- 4.0 Old Business/Immediate Issues** – Director Morris requested the status of the replacement or removal of the water main that is near the Waucondah dam. The District Manager advised that the District had a meeting scheduled with the State of Colorado Dam Safety Engineer the following day to discuss remediation options. The District Manager added the District's engineer estimate for construction costs is in the \$85,000 to \$100,000 range.

Director Peterson advised the other Board Members and the District Manager that he had not yet been contacted by Mr. Gelt. The District Manager offered that as was discussed at the previous Board Meeting, Mr. Gelt noted that the District was in very good shape timewise and that he would be undertaking preliminary actions on

behalf of the District. Director Peterson suggested that a timeline would be helpful to better understand the process.

Director Johnston initiated a discussion with the Board related to Board Members attending public meetings via telephone when they are not able to attend in person. The Board agreed that attending public meetings in person is preferable, but when it is not possible attending via telephone is reasonable.

**5.0 Audience Participation** – Mr. Maras attended the Board meeting to participate in the District’s capital improvement funding discussions. Mr. Maras suggested that the District evaluate funding capital improvements from rate increases as opposed to incurring debt.

**6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 17-013) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 18:12.

---

Secretary, Judy LaCrosse