



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

Regular Meeting - February 16, 2022

Board Members Present

Brian Arthurs
Judy LaCrosse
Tony Lucas
James Maras
Gary Peterson

Visitors

Garry Lawrenz
Brad Pinover, Sun Communities, Inc.
Emmerson Prosser, Sun Communities, Inc.
Kamil Tazi

Staff / Consultants in Attendance

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 22-012) TO APPROVE THE MINUTES OF THE JANUARY 19, 2022 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-013) TO APPROVE THE MINUTES OF THE JANUARY 19, 2022 EXECUTIVE SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-014) TO APPROVE THE MINUTES OF THE FEBRUARY 1, 2022 WORK SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 22-015) TO APPROVE ELECTRONIC PAYMENTS DATED JANUARY 11, 2022 IN THE AMOUNT OF \$14,167.16 AND ELECTRONIC PAYMENTS DATED JANUARY 13, 2022 IN THE AMOUNT OF \$1,1626.93 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-016) TO APPROVE CHECKS 13293 THRU 13303 IN THE AMOUNT OF \$108,234.94 THAT WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 13297, issued to Fischer Enterprises, Inc., Director Peterson asked which category “Waucondah WWTP Improvements” fits into on the Waucondah Wastewater Treatment Plant Expense Report. The District Manager advised that it fits into the Immediate Needs Plant Improvements category. Director Arthurs asked if there was work remaining for Fischer and how much would it be. The District Manager advised that the effort was not complete and she would send documentation to him.

A motion was made and seconded; (RESOLUTION 22-017) TO APPROVE CHECKS 13304 THRU 13327 IN THE AMOUNT OF \$80,842.38 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 13317, issued to Hughes & Stuart, Director Peterson asked for clarification on “Programming DEV Site”. The District Manager advised that security improvements as well as American Disabilities Act compliance enhancements were being made to the District’s website.

A motion was made and seconded; (RESOLUTION 22-018) TO RATIFY CONSENT AGENDA ITEMS DATED JANUARY 21, 2022 IN THE AMOUNT OF \$7,053.73 AND CONSENT AGENDA ITEMS DATED FEBRUARY 4, 2022 IN THE AMOUNT OF \$8,022.58 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 for January 2022 which was prepared by Mr. Parker.

Director Peterson highlighted that the Glen Grove Water Treatment Plant had not treated any water in January. Mr. Parker advised that Core power issues and subsequent Core repairs deemed it necessary to keep the plant out of service. The District Manager added that obsolete Delta power is feeding the plant and that the District’s electrician is preparing an estimate for an upgrade to a 277/480 system.

Director Arthurs asked that during the annual collection system cleaning, if the water used was metered. Mr. Parker responded that it was.

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

Director Peterson requested confirmation that with the executed Bill of Sale for Remuda Ranch infrastructure, that the Agreement for Purchase and Sale of Treated Water with Dakan Ranch II, LLC is still valid. The District Manager believed that language had been included in the agreement for the transfer of infrastructure, adding that she would confirm.

- 2.5 Rate Increase – Director Peterson requested the status on locking in funding for future capital improvements. The District Manager advised that she had contacted Ashley Pollock with Hill & Pollock, LLC for recommendations for Public Finance Advisors with water and sewer utility experience.

- 2.6 Execute Gravel Pit Lease Agreement – The Board discussed the proposed Gravel Pit Lease Agreement with the Perry Park Metropolitan District (PPMD). At the conclusion of discussion a motion was made and seconded; (RESOLUTION 22-019) TO EXECUTE THE GRAVEL PIT LEASE AGREEMENT WITH THE PERRY PARK METROPOLITAN DISTRICT. The motion passed unanimously.
- 2.7 Execute Gateway Pond Water Lease Agreement – The Board discussed the proposed Gateway Pond Water Lease Agreement with the PPMD. In reference to paragraph 5, Director Peterson highlighted that the word form was a typographical error, and should have been from. At the conclusion of discussion a motion was made and seconded; (RESOLUTION 22-020) TO EXECUTE THE GATEWAY POND WATER LEASE AGREEMENT WITH THE PERRY PARK METROPOLITAN DISTRICT. The motion passed unanimously.
- 3.0 Request for Personal Use Well** – Mr. Earl Miller was not in attendance to discuss the issue with the Board.
- 4.0 Request for Board Attention** – Mr. Prosser and Mr. Pinover with Sun Communities, Inc. attended the Board Meeting to inquire if the District would be willing to discuss the possibility of providing wastewater treatment to Jellystone Park via the Sageport Wastewater Treatment Plant. Mr. Prosser offered that a variety of options for wastewater treatment are available from other sources, but because of their proximity to the Sageport Plant they wanted the opportunity to present a proposal to the Board. The Board offered their opinions and concerns, but agreed that further investigation is warranted because synergies between the two entities may provide great benefit to existing Perry Park Customers.
- 5.0 Request for Board Attention** – Mr. Lawrenz and Mr. Tazi, Douglas County residents, presented a proposal for water service for the Board’s consideration. Mr. Lawrenz and Mr. Tazi have accumulated approximately ninety-six half acre lots on the western edge of Meribel Village Filing 1 and plan to consolidate them into two thirty-five+ acre lots. The service from the District would be on an extra-territorial basis. After discussion the Board agreed to further consider their request after a feasibility study is completed.
- 6.0 Audience Participation** – There was none.
- 7.0 Board Member Discussion Items** – Director Lucas presented his research on ground water wells in Colorado.
- 8.0 Adjournment** - A motion was made and seconded; (RESOLUTION 22-021) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:38.

Secretary, James Maras