

Regular Meeting – February 17, 2009

Board Members

Mike Hayes
Craig Johnston
Tony Lucas
Jim Matchett
Gary Peterson

Visitors

Nancy Aitken
Judy LaCrosse
Andy Morris
Sean Owens – Douglas County
Neal Pocock
Heather Shauers
Neal Shauers

Staff / Consultants

Alan Hill – Tienken & Hill, LLP
Sue Byrnes – District Staff
Diana Miller – District Manager
Scott Monroe – Semocor, Inc.

1.0 Call To Order

The meeting was called to order at 16:31.

2.0 New Business and Open Items

2.1 Meeting Minutes - A motion was made and seconded; (RESOLUTION 09-013): TO APPROVE THE MINUTES OF THE JANUARY 20, 2009 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. Passed unanimously.

2.2 Water/Sewer Permits – No new permits were issued.

Zero (0) permits have been issued year to date.

2.3 Disbursements – A motion was made and seconded; (RESOLUTION 09-014): TO APPROVE CHECK 19426 IN THE AMOUNT OF \$3,000.00 WHICH WAS PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST. Passed unanimously.

A motion was made and seconded; (RESOLUTION 09-015): TO APPROVE CHECKS 19427 THRU 19454 IN THE AMOUNT OF \$1,089.00 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST, WITH CHECKS 19427, 19428, 19429, 19430 AND 19431 BEING VOIDED. Passed unanimously.

Director Matchett noted that he had reviewed abovementioned voided checks during the Board Meeting.

A motion was made and seconded; (RESOLUTION 09-016): TO APPROVE CHECKS 19455 THRU 19480 IN THE AMOUNT OF \$54,134.00 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST. Passed unanimously.

A motion was made and seconded; (RESOLUTION 09-017): TO APPROVE CHECKS 19481 THRU 19488 IN THE AMOUNT OF \$37,795.88 FROM WELLS FARGO BANK WEST. Passed unanimously.

A motion was made and seconded; (RESOLUTION 09-018): TO RATIFY CONSENT AGENDA ITEMS DATED JANUARY 23, 2009 IN THE AMOUNT OF \$4,839.82 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST. Passed unanimously.

A motion was made and seconded; (RESOLUTION 09-019): TO RATIFY CONSENT AGENDA ITEMS DATED FEBRUARY 6 2009 IN THE AMOUNT OF \$4,882.75 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST. Passed unanimously.

2.4 Elati Road and Shrine Circle LID's – In response to a request for financial contribution for a Local Improvement District (LID) that the Board had received in December 2008, the Board reviewed documents related to the Elati Road and Shrine Circle projects. In addition, the Board reviewed projected costs as well as potential revenues to the District if the project moves forward. Mr. Sean Owens with Douglas County provided his thoughts on the importance of LIDs to individual property owners. Mr. Scott Monroe provided historical information on the District's past LID participation. Mr. Monroe provided his thoughts on the importance of consistency whether contributing to an LID or a privately funded development. The Board expressed concern regarding the timeframe for the lots to be built out as well as the economic environment. Mr. Neal Shauers and Ms. Heather Shauers were in the audience and provided information to the Board on their timetable for construction. After consideration, a motion was made and seconded; (RESOLUTION 09-020): TO CONTRIBUTE FUNDS TO THE ELATI ROAD AND SHRINE CIRCLE LID THAT WOULD FUND ENGINEERING AND CONSTRUCTION MONITORING IN THE AMOUNT OF \$51,356.00, WITH THE UNDERSTANDING THAT THE DISTRICT WOULD REALIZE A CAPITAL CONTRIBUTION IN THE FORM OF IN PLACE INFRASTRUCTURE ASSETS IN 2009 FOR APPROXIMATELY \$159,600.00 AND BENEFIT FROM FEE, RATE AND PROPERTY TAX INCREASES BEGINNING IN 2010. Passed unanimously.

2.5 Requests for Service – Energized by the potential closeness of Perry Park Water and Sanitation District water and sewer main lines associated with the Remuda Ranch inclusion into the District, the Board had received requests for service from two property owners that are outside of the District's boundary. The Board contemplated various scenarios including extra territorial service (rates and fees doubled), the properties being included into the District adhering to the .5 acre feet renewable water contribution, and denying service. The Board contemplated the current economic environment and its impacts on construction projects. After deliberation the Board agreed to defer their decision until water and sewer main lines were installed for the Remuda Ranch development.

3.0 Staff and Consultant Reports

- 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 which had been submitted by the District Manager.

The members of the Board reviewed the monthly Project Status Report which had been submitted by the District Manager.

Director Matchett expressed his concern over the lack of progress related to the East Plum Creek Water Well Easement project. The District Manager agreed that insufficient progress had been made and advised that other alternatives to meet the District's needs were being vetted.

Director Hayes requested clarification from the District Manager regarding the Sandstone Ranch – Water Storage Tank project. He wanted to insure that the proposed construction plan would provide sufficient tank redundancy in the short term to allow repairs to move forward with the existing storage tank. She and Mr. Monroe agreed that the storage redundancy would be adequate.

The members of the Board reviewed the monthly Service Improvement Project Status Report which had been submitted by the District Manager.

The Board reviewed a draft Feasibility Study Guidelines document which had been resubmitted by the District Manager. A motion was made and seconded; (RESOLUTION 09-021): TO INCORPORATE THE FEASIBILITY STUDY GUIDELINES AS AMENDED INTO THE DISTRICT'S RULES AND REGULATIONS, THEREBY ADDING AN EXPIRATION DATE TO FEASIBILITY STUDIES THAT HAVE OR WILL BE ACCEPTED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT AND PROVIDING ADDITIONAL CRITERIA FOR EVALUATING REQUESTS FOR SERVICE . Passed unanimously.

4.0 Old Business/Immediate Issues

Director Peterson requested that the meeting minutes formally state that the Perry Park Water and Sanitation District purchased three parcels of property totaling forty acres on January 15, 2009 for the purchase price of \$500,000.00. The parcels are located at 6221 South Perry Park Road in Larkspur, Colorado. The Board had agreed that the property is strategic in the District reaching its goal of a sustainable water supply by constructing a water storage reservoir.

5.0 Audience Participation

Mr. Andy Morris with the Perry Park Metropolitan District was in the audience to request that the Board consider working with the Perry Park Metropolitan District to formalize an emergency evacuation plan that would require access through the

District's property located at 6221 South Perry Park Road. Director Hayes advised that the District would have no issue working with the Perry Park Metropolitan District, but that he would not want to permanently encumber the property as it was purchased for a specific purpose. Director Hayes requested that Mr. Morris work with the District Manager to evaluate the proposed evacuation route. Director Peterson suggested that Director Lucas participate in the evaluation as he has an in depth knowledge of the route.

Director Hayes offered the official condolences of the Perry Park Water and Sanitation District for the loss of Mr. John Aitken who had been a past Board Member and a loyal patron of the District for many years. A motion was made and seconded; (RESOLUTION 09-022); TO FORMALLY OFFER THE CONDOLENCES OF THE PERRY PARK WATER AND SANITATION DISTRICT TO MRS. NANCY AITKEN AND TO HONOR THE MEMORY OF MR. JOHN AITKEN. The motion passed unanimously.

6.0 Adjournment - A motion was made and seconded; (RESOLUTION 09-023): TO ADJOURN THE REGULAR MEETING. Passed unanimously. The meeting adjourned at 18:30.

ATTEST:

Secretary