



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

Regular Meeting - March 15, 2023

Board Members Present

Brian Arthurs
Tony Lucas
James Maras
Jim Matchett
Gary Peterson

Visitors

Thomas Bennie
Terry Dunn
Victoria Sherveda
Keith Worley

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 23-020) TO APPROVE THE MINUTES OF THE FEBRUARY 1, 2023 SPECIAL MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-021) TO APPROVE THE MINUTES OF THE FEBRUARY 15, 2023 REGULAR BOARD MEETING AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-022) TO APPROVE THE MINUTES OF THE FEBRUARY 27, 2023 WORK SESSION AS PRESENTED. The motion passed unanimously.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 23-023) TO APPROVE ELECTRONIC PAYMENTS DATED FEBRUARY 17, 2023, IN THE AMOUNT OF \$12,743.41 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 23-024) TO APPROVE CHECKS 13704 THRU 13723 IN THE AMOUNT OF \$112,564.75 THAT WERE PREVIOUSLY DISBURSED FROM 1ST BANK. To avoid the appearance of a conflict of interest Director Maras abstained from the vote. The motion passed 4-0.

In reference to check 13705, issued to Collins Cole Flynn Winn & Ulmer, PLLC, Director Arthurs asked if the District was not having an election would the legal expenditures be null. The District Manager offered that there would still be expenses associated with processing any self-nomination forms and cancelling the election.

In reference to check 13708, issued to Dakan Ranch II, LLC, Director Matchett requested additional information. The District Manager advised that this was the refund of a \$20,000 deposit that the Dakan Ranch entity had paid to the District prior to filling their out of District pond. The District Manager added that their bill for filling the pond was paid in full.

In reference to check 13713, issued to Hughes & Stuart, Director Lucas asked if Hughes & Stuart had written the PFAS public notice that had recently been sent to Customers. The District Manager advised that the public notice was a template provided by the Colorado Department of Health and Environment (CDPHE) and the distribution of the public notice with the data in the template was a CDPHE requirement.

In reference to checks 13714 and 13715, issued to Level Engineering & Inspection and Lytle Water Solutions, LLC, respectively, Director Peterson asked if there was a duplication of effort with regard to the Dakota well. The District Manager advised that there was not; Level Engineering is performing a project management role and Lytle is the hydrologist.

In reference to check 13719, issued to Semocor, Inc., Director Matchett requested additional information regarding the SPWTP Automation Chemical Pumps. Mr. Parker advised that they were chemical feed pumps that will adjust the chemical dose based on the volume of water flowing. The District Manager added that the purchase was associated with the Sageport Water Treatment Plant/School House Tank automation project.

In reference to check 13720, issued to Shaffer Baucom Engineering & Consulting, Director Peterson requested addition information. The District Manager advised that Shaffer Baucom is an electrical engineering firm. The District Manager added that they were engaged to inspect the electric wiring at the Dakota Well treatment facility as well as to insure that the existing electrical components were sufficient for the new well pump and motor.

A motion was made and seconded; (RESOLUTION 23-025) TO RATIFY CONSENT AGENDA ITEMS DATED FEBRUARY 17, 2023 IN THE AMOUNT OF \$11,952.95 AND CONSENT AGENDA ITEMS DATED MARCH 3, 2023 IN THE AMOUNT OF \$8,341.08 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Echo Valley Road Feasibility Study (continuation) – As follow up from the February 15, 2023 Board Meeting, the District Manager advised the Board that she reviewed the capital projects in the 2016 Master Plan, specifically the Echo Hills Water Line Loop and determined that the completion of the proposed Echo Valley Road project which includes the installation of 12” water main pipe on Echo Valley Road would

significantly contribute to the completion of the Echo Hills Water Line Loop project. She added that contributing funds to upsize the water main pipe from 10” to 12” would contribute to the water line loop effort. The Board reviewed an estimate that TST Infrastructure, LLC had compiled from information provided by local suppliers for the cost to upsize the pipe. As the TST estimate varied from the estimate provided by Mr. Smith, the Board directed the District Manager to discuss with Mr. Smith to come to an agreement. The Board acknowledged that material pricing is volatile due to supply chain issues.

2.4 High Water Bill – 8015 Monarch Road (continuation) – As follow up from the February 15, 2023 Board Meeting the District Manager advised the Board that the February 28, 2023 meter reading was 115,000 which when compared to the previous meter reading, means the January-February 2023 water usage was 9,000 gallons, consistent with the previous two month meter reading. As the meter test did not indicate any inaccuracies and the last meter reading was consistent with the gallons that had run through the meter, the Board directed the District Manager to bill all of the gallons used for the high water bill, but to bill at the base water usage rate, which is consistent with previous high water bill requests.

2.5 River Network – Request for Access - The members of the Board reviewed a letter from the River Network requesting access to Perry Park Water and Sanitation District properties for data collection related to the West Plum Creek watershed. The Board then discussed the pros and cons of the request. As the cons and potential cons outweighed the pros, the Board directed the District Manager to advise the River Network that their request was denied.

2.6 District Systems Report - The members of the Board reviewed the District Systems Report presented by Mr. Parker. Director Matchett requested that gallons of water be presented in the same denomination.

Director Lucas asked if the PFAS detection was in one well only. Mr. Parker confirmed that it was one well.

Director Peterson noted that the “Operation” paragraph under “Sewage Treatment” had not changed for some time.

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

2.8 Audience Participation – Thomas Bennie and Terry Dunn attended the meeting to express their frustration that Customers who utilize a septic system and not one of the District’s wastewater treatment systems for sewage treatment, have the same capital improvement fee as Customers utilizing centralized sewer. Mr. Bennie and Mr. Dunn requested that the Board establish two separate capital improvement fees, one for water and one for sewer, and not bill property owners with septic systems a capital improvement fee for sewer. The Board offered to revisit the capital improvement fee discussion at the end of the year.

Mr. Keith Worley attended the Board Meeting to provide his thoughts on the District’s capital needs and how they are funded. Mr. Worley suggested that the District had historically underfunded infrastructure projects. Mr. Worley offered that

the District should propose to rate payers an election to authorize debt and the corresponding mill levy. Mr. Worley offered that an increase in property tax in lieu of rate increases offered the ability to deduct fees on federal taxes.

Ms. Victoria Sheverda attended the Board Meeting to follow up on her request for the District to participate in the LIHWAP (Low Income Household Water and Wastewater Assistance Program). The Board advised that they had reviewed the information provided but concluded that the program was short term. Ms. Sheverda advised that this was not the case, the program was ongoing. The Board advised Ms. Sheverda that if she would provide all necessary information, the District Manager would complete the paperwork for District participation.

- 2.9 Board Member Discussion Items – Director Peterson advised that he had not received the recently mailed PFAS notification in the mail.

Director Peterson and Director Lucas expressed their dislike of the verbiage used in the Tier 2 Customer Notification associated with the PFAS detection. The District Manager advised that the language was provided by CDPHE (Colorado Department of Public Health and Environment) via a notification template. The District Manager added that the Customer Notification distribution was required by CDPHE along with a delivery certification.

Director Matchett requested a statistics report with information on the number of “hits” to the District’s website.

Director Peterson advised that he would like to schedule an Executive Session to discuss personnel matters. The date was set for April 11, 2023, to begin at 10am.

- 3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 23-026) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:25.

Secretary, James Maras