



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

Regular Meeting – May 19, 2021

Board Members Present

Brian Arthurs
Judy LaCrosse
Tony Lucas
Jim Maras
Gary Peterson

Visitors

Matt Fischer
Julia McCusker
Robin Maras
Chris Warlow

Staff / Consultants in Attendance

Alan Hill – Hill & Pollock, LLC
Diana Miller – District Manager
Will Parker – Semocor, Inc.
Ashley Pollock – Hill & Pollock, LLC

1.0 Call To Order

The Regular Board 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 21-033) TO APPROVE THE MINUTES OF THE APRIL 21, 2021 REGULAR BOARD MEETING AND PUBLIC HEARING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 21-034) TO APPROVE THE MINUTES OF THE MAY 10, 2021 WORK SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT. The motion passed unanimously.

- 3.2 Disbursements – A motion was made and seconded; (RESOLUTION 21-035) TO APPROVE CHECKS 13025 THRU 13028 DATED APRIL 22, 2021 IN THE AMOUNT OF \$18,958.98 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 21-036) TO APPROVE CHECKS 13029 THRU 13056 IN THE AMOUNT OF \$167,913.69 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 21-037) TO RATIFY CONSENT AGENDA ITEMS DATED APRIL 19, 2021 IN THE AMOUNT OF \$7,320.68 AND CONSENT AGENDA ITEMS DATED MAY 14, 2021 IN THE AMOUNT OF

\$7,320.68 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Service Line Boring – The Board reviewed a water service line boring request for new service on Chippewa Drive. The Board reviewed a water service boring pros and cons memorandum prepared by TST Infrastructure, LLC. Pros include that when boring the surface disturbance is minimized, reducing or eliminating the costs associated with a road cut. Pros include that when trenching, the District can inspect the installation and bedding placed around the service line. Director Peterson expressed hesitancy for supporting a one-time exception to the District’s trenching standard. The District Manager advised that the District has received periodic and numerous water service line boring requests. Mr. Matt Fischer, the service line installer, and Mr. Chris Warlow, the property owner, attended the Board Meeting to answer any questions that the Board might have. Mr. Fischer who also responds to some of the District’s water main breaks and water service line repairs (on the District’s side) advised the Board, that had water service lines in the District been bored and sleeved originally, the District would have spent significantly less on the repair. At the conclusion of discussion a motion was made and seconded; (RESOLUTION 21-038) TO ALLOW BORING ON WATER SERVICE LINES AND DIRECTED THE DISTRICT’S LEGAL COUNSEL TO PREPARE THE LANGUAGE FOR THE RULES AND REGULATIONS TO BE ADOPTED AT AN UPCOMING BOARD MEETING. The motion passed unanimously.

The Board agreed to allow Mr. Fischer and Mr. Warlow to move forward with boring their water service line on Chippewa Drive. The Board directed the District Manager to record a letter for the property with the Douglas Clerk and Recorder documenting their boring decision. Mr. Fischer suggested to the Board, that they allow water service lines only, that the installation should be potholed in advance and tracer wire should be pulled through the water line sleeve at the time of installation.

3.0 Operational Status

- 3.1 Perry Park Water and Sanitation District Systems Report – The members of the Board reviewed the monthly operations report for April which was prepared by Mr. Parker.

Mr. Parker advised the Board that the District had been doing additional Ammonia and Total Inorganic Nitrogen testing at the Sageport Wastewater Treatment Plant, as results for both are meeting or exceeding the 2023 (new) permit effluent limits. Mr. Parker added that the sample results were being provided to GMS Inc. for analysis.

Director Maras offered that the District should anticipate similar changes to the next Waucondah Wastewater Treatment Plant permit.

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

The Board discussed an e-mail from a Customer on Delaware Drive regarding his lower water pressure. It was noted that the lower pressure is still within the District’s

allowable range. It was suggested that the Customer investigate a pressure tank and pump to improve the pressure to his residence.

The Board discussed an e-mail from a Customer who has a fixed income and is very concerned about the water and sewer rates. The Board acknowledged the concern expressed by the Customer. Director Lucas suggested that the District Manager send to the Customer a copy of the rate comparison spreadsheets that he had created.

The District Manager advised the Board that the leak detection program for the west side of the District is tentatively scheduled for July. The District Manager added that the leak survey will take approximately two weeks, and cost not to exceed \$12,500.

The District Manager advised the Board that there will be a public hearing at the next Board meeting to amend the 2020 budget.

Director Lucas requested that an additional report be added to the Board Packet that better portrays the District's long term debt and obligations.

4.0 Old Business/Immediate Issues

- 4.1 Board Member Discussion Items – Director Peterson advised the Board that he had spoken with Mr. John Graboski, the Vice President of the Hidden Forest Home Owner's Association to provide additional information regarding the rate increases to the residents of the Hidden Forest subdivision.

Director Maras advised the Board that he had created a new Facebook group, Perry Park Water-Sewer Consumers. Director Maras emphasized that the group has no affiliation with the Perry Park Water and Sanitation District.

Director Lucas suggested that the District hire temporary help to collect Customer phone and e-mail information. Director Lucas added that if the information is collected the District could begin e-mailing newsletters as opposed to mailing them. Additionally, Director Lucas suggested the District put more emphasis on encouraging Customers to receive bills via e-mail and make payments via automatic bill pay.

- 4.2 Discussion Items Requested by Director Maras – Director Maras offered that his questions had been answered.

- 4.3 Audience Participation – There was none.

- 4.4 Legal Updates – Mr. Alan Hill and Ms. Ashley Pollock attorneys for the District were in attendance.

The District's attorneys provided an update on the investigation of an instream flow right in West Plum Creek, by staff with the Colorado Water Conservation Board (CWCB). The investigation into a possible instream flow in West Plum Creek was originally expected to occur in 2020. However, the CWCB determined that more time to evaluate any possible instream flow claim was needed and the investigation was postponed. The CWCB advised that it plans to start its investigation into West

Plum Creek in the “near term.” The District’s attorneys and engineers advised the CWCB that they are available to work with the CWCB staff on its investigation and will update the Board as the investigation moves forward. If the CWCB completes its investigation in 2021, the formal process to seek an instream flow in West Plum Creek would begin in January 2022.

The District’s attorneys provided an update on the easements needed from Douglas County for the construction of an augmentation station required for the District to incorporate its Gove Ditch water rights into the District’s water system. The exact location of the augmentation station is currently under review by the US Army Corps of Engineers. Once the location is approved, the District’s attorneys will work with Douglas County to finalize the easements for the installation of, as well as access to, the augmentation station. The District’s attorneys advised that, because it is not yet possible to incorporate the Gove Ditch water into the District’s system, they are working on a water lease agreement with Douglas County that will allow the County to use the District’s Gove Ditch water right for irrigation during the summer of 2021.

5.0 Executive Session

A motion was made and seconded; (RESOLUTION 21-039) To enter an Executive Session for conferences with an attorney for the public entity for the purpose of receiving legal advice on specific legal questions as authorized by §24-6-402(4) (a) and (b) C.R.S., specifically legal advice regarding the terms of a water lease agreement, with the Perry Park Metropolitan District for the Gateway Pond.

The motion passed unanimously.

The regular Board Meeting resumed.

6.0 Adjournment - A motion was made and seconded; (RESOLUTION 21-040) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 18:21.

Secretary, James Maras