



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

Special Meeting – June 12, 2023

Board Members Present

Brian Arthurs
Tony Lucas
James Maras
Jim Matchett
Gary Peterson

Visitors

Staff / Consultants in Attendance

Diana Miller – District Manager
Will Parker – Semocor, Inc.

1.0 Call To Order

The Special Meeting was called to order at 13:30.

2.0 Formalize Response to Phoenix Larkspur LLC

The Board reviewed and discussed the May 12, 2023, e-mail from Mr. Garry Lawrenz regarding “open” items associated with the proposed agreement with Phoenix Larkspur LLC extraterritorial water service.

The Board agreed to the following:

The water tap size cannot exceed $\frac{3}{4}$ inches.

Fire sprinkler systems would not be supported by the District.

Individual cisterns (one per property) are agreeable, they can be filled by District water or well water not both. There can be no commingling of water supply. There must be a backflow prevention device installed and inspected annually.

The accepted feasibility study contemplated thirteen $\frac{3}{4}$ inch taps, those taps must be assigned to a specific property that is defined in the HOA (Home Owner’s Association) agreement. The tap cannot be reassigned to a different property.

The District would discuss with legal counsel the requirement that upon the execution of the ExtraTerritorial Service Agreement tap and development fees must be paid as well as water base and capital improvement fees should commence.

There can be no cross connections.

There has been no approval of tap fees, development fees, or any type of extra-territorial impact fee. These fees will be determined as a work in progress.

The District will not provide an “administrative proposal”.

Phoenix Larkspur LLC will need a licensed water system operator.

Phoenix Larkspur LLC cannot sell District water for construction water.

3.0 Adjournment - A motion was made and seconded; (RESOLUTION 23-038) TO ADJOURN THE SPECIAL MEETING. The motion passed unanimously. The meeting adjourned at 15:10.

Secretary, James Maras