



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

Regular Meeting – July 19, 2017

Board Members Present

Craig Johnston
Judy LaCrosse
Jim Matchett
Andy Morris
Gary Peterson

Visitors

Linda Black – Town of Larkspur
Tricia Bernhardt
Jim Maras
Jim Shattuck

Staff / Consultants in Attendance

Diana Miller – District Manager
Scott Monroe – Semocor, Inc.

1.0 Call To Order

The meeting was called to order at 16:30.

2.0 Audience Participation

Mr. Jim Shattuck presented the Board with a letter requesting that they consider an amendment to the Master Plan, to move a planned lift station on the east side of the District on Balsamroot Road to Bear Dance Drive. Mr. Shattuck expressed his desire to bring sewer service to Independence Court, where he would ultimately like to reside. The District Manager advised the Board that she, Mr. Monroe and the District's engineer had briefly looked at the proposal and agreed that it might work, but there is concern about the cost of operating and maintaining a lift station that would serve so few lots. The District Manager noted if the proposed lift station were added to the collection system another lift station would still be required on Balsamroot Road in the future.

The Board requested that Mr. Shattuck's proposal be added to the next Board Meeting agenda for further discussion.

3.0 New Business and Open Items

- 3.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 17-042) TO APPROVE THE MINUTES OF THE JUNE 19, 2017 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The motion passed 4-0. As Director Peterson was not in attendance at the June 21, 2017 Regular Board Meeting, he abstained from the vote.

In reference to section 3.4, paragraph 2, Director Matchett suggested the verbiage *Regular Board Meeting* be added after the date *August 16, 2017* to add context to the sentence.

In reference to section 3.5, Director Matchett suggested that Mr. Hill be referred to as Mr. Alan Hill to add clarity to the sentence.

A motion was made and seconded; (RESOLUTION 17-043) TO APPROVE THE MINUTES OF THE JULY 10, 2017 SPECIAL MEETING AS AMENDED. The motion passed unanimously.

In reference to the highlighted text **The Board discussed the pros and cons of Certificates of Participation (COP) versus General Obligation Bonds (GO)**, Director Morris requested that the text be updated to read **The Board discussed with the staff and consultants the pros and cons of Certificates of Participation (COP) versus General Obligation Bonds (GO)**, to more accurately reflect the discussion.

In reference to the final sentence of the same section, Director Morris requested that a sentence be added directly before, to reflect that the Board asked the attending consultants for their recommendations on the proper method of financing for the District.

- 3.2 Disbursements – A motion was made and seconded; (RESOLUTION 17-044) TO RATIFY ELECTRONIC PAYMENTS DATED JULY 11, 2017 IN THE AMOUNT OF \$6,814.61 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 17-045) TO APPROVE CHECKS 11636 THRU 11661 IN THE AMOUNT OF \$82,650.02 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 17-046) TO RATIFY CONSENT AGENDA ITEMS DATED JUNE 30, 2017 IN THE AMOUNT OF \$6,445.12 AND CONSENT AGENDA ITEMS DATED JULY 14, 2017 IN THE AMOUNT OF \$6,460.42 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 3.3 Greenland Ranch Water Extraction – Ms. Tricia Bernardt and Ms. Linda Black attended the Board meeting to provide an update to the Board on the information that they have accumulated related to the Greenland Ranch Water Extraction. They believe that the applicant plans to extract 38,789 acre feet of ground water per year. The Board concurred that this is a massive amount of water, and if extracted, could severely impact the ground water well owners in the area. The Board acknowledged that there may be no legal basis for opposing the extraction. The Board thanked Ms. Bernhardt and Ms. Black for their efforts and requested that they keep the Perry Park Water and Sanitation District in the information stream.
- 3.4 Request for Board Consideration – The Board reviewed an e-mail exchange between a Customer in the District and the District Manager. The Customer requested that the Board consider reducing the amount of his water utility bill, the

amount of the bill being \$839.80, with \$774.80 of the bill associated with water consumption. The Customer explained that the high usage was related to an irrigation issue and was not due to wastefulness. After discussion, the Board agreed that the District should uphold its established policy in these circumstances and require that the payment be made, but allow it to be made over a one-year period, without any penalty to the Customer. The Board directed the District Manager to notify the Customer of their decision.

- 3.5 Remuda Ranch – The District Manager advised the Board that the District had received a Petition to Exclude Property From Perry Park Water and Sanitation District and a Petition to Include Property Into Perry Park Water and Sanitation District from Wiens Ranch Company, Inc. and Rite-A-Way Industries, Inc.

The District Manager offered that Mr. Tom Wiens had requested that an updated feasibility study be completed as soon as possible. The District Manager noted that the District’s engineer was working on it.

Director Peterson noted that the acreage from the information packet regarding Remuda Ranch had increased. The District Manager advised that she and Mr. Scott Monroe had met with Mr. Wiens and suggested that the acreage in the new proposal be the same as the original Remuda Ranch inclusion.

The District Manager indicated that Mr. Alan Hill with Hill and Pollock, LLC was working on the draft of the exclusion agreement and a draft of the inclusion agreement.

The District Manager advised the Board that the legal descriptions that were provided by Mr. Wiens would be validated and once this was completed she would publish notification of the public hearing for the Remuda Ranch exclusion and inclusion.

- 3.6 Perry Park Metropolitan District – Chemical Use – Potential Drinking Water Impacts
The Board discussed the correspondence from the Perry Park Metropolitan District regarding their intent to use chemicals in and around the Gateway Lake (the lake at the entrance to Perry Park Ranch) for cattail mitigation. Director LaCrosse had summarized the chemical data sheets provided by the Perry Park Metropolitan District and highlighted the Precautionary Statements. A sampling of Precautionary Statements includes, but is not limited to “very hazardous”, “adds bacteria and bio-stimulants” and “harmful if absorbed through skin or inhaled”. The District Manager advised the Board that the chemical application could impact the Glen Grove well used for drinking water, which is in the wetlands area and the Grant Ditch well used for drinking water, which is located across Perry Park Blvd. The Board then discussed the comments from both the District’s hydrologist and engineer advising that with the chemical and dosing information provided by the Perry Park Metropolitan District, the application(s) could cause contamination to Perry Park’s drinking water wells.

Director Peterson suggested that some type of testing be done duplicating the Gateway Lake situation to determine the impacts of the chemical addition.

Mr. Scott Monroe suggested that a very specific question regarding the District's treatment capabilities at the Glen Grove Water Treatment Plant be directed to the District's engineer, and that the District should use the answer as a definitive guideline for their agreement or opposition to the proposed chemical treatment.

- 3.7 Funding Decision – The District Manager requested that the Board vote on the funding option (Certificate of Participation – 15 year versus General Obligation Bonds) that the District should seek going forward. The vote was unanimous to choose the Certificate of Participation – 15 year option for capital improvement funding.

4.0 Operational Status

- 4.1 Perry Park Water and Sanitation District Systems Report – The members of the Board reviewed the monthly operations report which was presented by Mr. Monroe.
- 4.2 Monthly Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.

It was highlighted that the “Unscheduled/Emergency Repairs” expense budget for 2017 had already been exceeded by \$173,253. The District Manager advised the Board that the Wauconda Water Line Abandonment and the Wauconda Water Main Break had been very costly and noted that they were an excellent example of the importance of maintaining the District's cash reserves.

- 5.0 Old Business/Immediate Issues** – There was none.

- 6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 17-047) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 17:40.

Secretary, Judy LaCrosse