



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

Regular Meeting – August 21, 2013

Board Members

Tim Johnson
Judy LaCrosse
Tony Lucas
Jim Matchett
Gary Peterson

Visitors

Curt Beling
Dianne Clark
Richard Clark
Wade Frary
Leland Herder
Melinda Herder
Craig Johnston

Staff / Consultants

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

1.0 Call To Order

The 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 13-047) TO APPROVE THE MINUTES OF THE JULY 10, 2013 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.
- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 13-048) TO RATIFY ELECTRONIC PAYMENTS DATED JULY 17, 2013 IN THE AMOUNT OF \$13,904.49 AND ELECTRONIC PAYMENTS DATED AUGUST 12, 2013 IN THE AMOUNT OF \$15,634.58 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 13-049) TO APPROVE CHECKS 10393 THRU 10419 IN THE AMOUNT OF \$159,536.72 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 10393, issued to Yates Law Firm, LLC, Alan Hill, noting the accelerating billing for the Pleasant Park Transfer water court case, Director Peterson requested the status. The District Manager advised that the case would go to court in October. She added that the District's legal counsel and water engineer were hoping to settle with all interested parties prior to the court date, but, unfortunately the State Engineers Office had taken an unprecedented interest in this case and did not appear to be interested in settling. As a result the District was now in the process of scheduling depositions and doing court preparation.

In reference to check 10399, issued to Excell Pump Services, Director Peterson asked if the installation of a new turbine pump at the Sageport Water Treatment Plant was a result of normal wear and tear or due to power issues. Mr. Monroe responded that impellers had worn out on the old pump due to normal wear and tear.

In reference to check 10407, issued to National Valuation Consultants, Inc., Director LaCrosse noted that the District was spending a great deal to resolve the access easement issue at the Echo Hills Tank Site. The District Manager commented that this was a retainer payment for the access road appraisal.

In reference to check 10413, issued to TST Infrastructure, LLC, Director Matchett asked if the Facility Map Update was complete. The District Manager advised that the map was complete and includes the Sandstone Ranch inclusion boundaries, Remuda Ranch inclusion boundaries and the correct Perry Park Water District boundaries.

A motion was made and seconded; (RESOLUTION 13-050) TO RATIFY CONSENT AGENDA ITEMS DATED JULY 19, 2013 IN THE AMOUNT OF \$5,220.94, ITEMS DATED AUGUST 2, 2013 IN THE AMOUNT OF \$5,666.84 AND ITEMS DATED AUGUST 16, 2013 IN THE AMOUNT OF \$5,220.94 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK WEST. The motion passed unanimously.

- 2.3 Spring Canyon Future Development Discussion – Mr. Curt Beling acting as a representative for Spring Canyon property owners provided the Board with an overview of issues facing the lot owners. Mr. Beling advised the Board that he had been working with Douglas County for a few years trying to resolve the funding limitations associated with local improvement districts (LIDs). He noted that the cost estimate to build the infrastructure to bring the lots to a buildable status is in the \$4.5 million to \$6.0 million dollar range. He offered that there are 98 single family platted lots that are associated with the proposed Spring Canyon development. He added that the cost of infrastructure per lot is substantial. Mr. Beling asked if the Board would consider reducing the tap/development fees for these lots to make them more affordable. After discussion, the Board agreed that the tap/development fees would not be discounted. Director Matchett offered that the tap/development fees go to critical infrastructure maintenance and replacement and the procurement of renewable water supplies. Director Matchett noted that these critical investments in infrastructure and water, pave the path for future development.

Director Matchett clarified a comment that had been circulated in the past regarding the Board's thoughts on development in the District. He stressed that the Board was very supportive of development but not at the expense of other property owners in the District.

Director Peterson inquired into the participation rate of the 2011 Perry Park/Spring Canyon Unimproved Lot Owner Survey that had been provided by Mr. Beling. Mr. Beling indicated that the survey had been provided to all lot owners and that the return rate had been 50%. Mr. Beling noted that 15 of the lots were owned by the same commercial group.

Mr. Beling added that a critical funding issue is that LIDs are capped at \$2 million. He added that a critical infrastructure issue is the need for two lift stations which will easily cost in excess of \$1 million to construct and bring online.

Director Lucas suggested that Mr. Beling approach the Douglas County Commissioners directly to discuss the LID funding cap. Director Lucas offered that the District would not entertain a special improvement district (SID) because of the financial risk that the District would be exposed to.

Mr. Beling thanked the Board for their suggestions.

3.0 Operational Status

- 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 Semcor, Inc.

Mr. Monroe provided the Board the details of the three water main breaks that had occurred in July near the intersection of Perry Park Boulevard and Country Club Drive. He indicated that high water pressure and the age of the pipe were contributing factors in the breaks. He noted that in his twenty five plus years with the District that there had never been a break in this section of pipe.

Director Peterson asked about future plans to reduce some of the pressure on the pipe. Mr. Monroe advised that in his opinion the best option would be to complete the Country Club Drive loop. Mr. Monroe added that much of the road where the loop would be located is unpaved and that it would be best to keep the water main out of the road. He added that it would be extremely helpful to obtain the road design with elevations from Douglas County. The District Manager will coordinate with the District's engineering firm for an estimate for the loop.

- 3.2 Monthly Staff Report – The members of the Board reviewed the Monthly Staff Report.

4.0 Old Business/Immediate Issues

- 4.1 Board Member Discussion Items – Director Lucas requested the status of the Larkspur exclusion. The District Manager advised that the District, legal counsel and operations had met with the Town of Larkspur on Monday, August 19. She indicated that the meeting was positive.

5.0 Audience Participation

There was none.

- 6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 13-051) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 18:45.

ATTEST:

Secretary