



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

Regular Meeting – September 16, 2015

Board Members Present

Craig Johnston
Judy LaCrosse
Jim Matchett
Andy Morris
Gary Peterson

Visitors

Walter Korinke – Perry Park Metropolitan District

Staff / Consultants in Attendance

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

1.0 Call To Order

The meeting was called to order at 16:33.

2.0 New Business and Open Items

2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 15-045) TO APPROVE THE MINUTES OF THE AUGUST 19, 2015 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 15-046) TO RATIFY ELECTRONIC PAYMENTS DATED SEPTEMBER 2, 2015 IN THE AMOUNT OF \$8,707.59 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 15-047) TO APPROVE CHECKS 11042 THRU 11067 IN THE AMOUNT OF \$81,963.57 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 11043 issued to CDPHE (Colorado Department of Public Health and Environment), Director Matchett requested additional information related to the Description *Sageport WWTP Closure Plan Review*. The District Manager advised that it was a fee for CDPHE to review the Closure Report prepared by TST Infrastructure, LLC, which provides the details related to the actions that the District had taken, which were previously defined in the District's CDPHE approved Closure Plan to legally close the Sageport Water Treatment Plan Backwash Pond.

In reference to checks 11048 issued to Empire Title of Colorado Springs and 11049 issued to First American Title, Director Morris inquired as to why these types of payments were necessary. The District Manager advised that when the District

receives notification from a title company that a property will be closing, the District requests an escrow amount from the title company to pay for the final utility bill. The District Manager added that on occasion the Customer pays the final utility bill as well, resulting in a credit balance on their account. The District will then issue a payment back to the Customer that will bring their balance to zero.

In reference to check 11061 issued to TST Infrastructure, LLC (TST), Director Peterson requested additional information on Description *Final Walk Thru, As-Built Drawings* and *Demand Table, Modeling, As-built drawings*.

The District Manager advised that *Final Walk Thru, As-Built Drawings* was related to the Sageport 2014 LID (Local Improvement District) completion. The District Manager added that the as-built drawings are the drawings of record for the water and sewer infrastructure installed via the LID. The District Manager noted that the final walk thru, is attended by the District, Semcor, Inc., and the District's engineering firm to insure that all installed infrastructure is working as designed prior to the Board of Director's acceptance of ownership of the infrastructure.

Regarding the *Demand Table, Modeling, As-built drawings*, the District Manager offered that these were tasks associated with the District's Comprehensive Master Plan.

A motion was made and seconded; (RESOLUTION 15-048) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 28, 2015 IN THE AMOUNT OF \$6,157.52 AND CONSENT AGENDA ITEMS DATED SEPTEMBER 11, 2015 IN THE AMOUNT OF \$5,711.62 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Sageport 2014 LID Acceptance – The District Manager presented the Board with a Sageport 2014 LID Project Acceptance letter, prepared by the District's engineer. The letter provided a summary of the work completed and approved by TST, noting that the work was performed in accordance with the approved plans and specifications. The letter recommended to the Board that the project be accepted as complete. A motion was made and seconded; (RESOLUTION 15-049) TO ACCEPT THE SAGEPORT 2014 LID PROJECT AS COMPLETE. The motion passed unanimously.
- 2.4 Gravel Pit Lease – Mr. Walter Korinke, the President of the Perry Park Metropolitan District (PPMD) attended the Board meeting to provide the Perry Park Water and Sanitation District (PPWSD) Board an update on the addressment of concerns about the management of the Gravel Pit previously expressed by Douglas County. Mr. Korinke advised that all issues had been resolved, noting that he had submitted an e-mail from Douglas County, which is included in the Board packet, confirming his assertion. Mr. Korinke offered that PPMD planned to continue their successful slash program, but was unsure if they would ever do another junk cleanup day. Mr. Korinke added that if they ever scheduled another junk cleanup effort, it would be planned much differently. Director Peterson requested that communication between the PPMD and the PPWSD be improved to make sure that PPWSD, being the property owner, be notified in advance when activities on the property are being planned. Director Peterson advised that the lease agreement between PPWSD and

PPMD for the Gravel Pit will require modification in the future to insure that it reflects the current state of the Gravel Pit and how the property is being used.

- 2.5 Proposed 2016 Budget – The District Manager presented the Board with the proposed 2016 Budget. The District Manager noted that the preliminary Assessed Valuation for the District had increased by \$6,295,400 which is reflected in a projected increase in property tax revenue of \$35,342. With the understanding that the District’s Comprehensive Master Plan will be completed by the end of the year which is post budget cycle, the Board requested any thoughts on the capital improvements that will be necessary in the upcoming year. The District Manager suggested that the Sageport Wastewater Treatment Plan headworks, fire hydrant replacement and a redundant water storage tank on the east side of the District are considered top priorities for funding.

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 Semocor, Inc.

Director Peterson suggested that there was a discrepancy in the amount of water produced by the Arapahoe #1 well. Mr. Monroe offered that he will check production numbers and generate a replacement page for the report if necessary.

Director Peterson noted that the water quality at his residence had been very good.

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

The District Manager noted that the permits issued by the District this year, 20 in total had reached the previous year’s total.

4.0 Old Business/Immediate Issues

- 4.1 Board Member Discussion Items – Director Johnston advised the Board that Douglas County was planning revisions to language in the 2035 Comprehensive Master Plan, in the water supply section. Director Johnston noted that the proposed revisions suggested overreach on the part of the County as water rights are owned and managed by local providers, such as PPWSD, not by Douglas County. Director Johnston noted that some of the proposed changes were contrary to the District’s practices and policies. Director Peterson requested that the District Manager circulate the proposed changes to all Board members.

5.0 Audience Participation – Please see Section 2.4, Gravel Pit Lease.

- 6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 15-050) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 17:35.

Secretary, Judy LaCrosse