



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

Regular Meeting – October 20, 2022

Board Members Present

Brian Arthurs
Tony Lucas
James Maras
Jim Matchett
Gary Peterson

Visitors

Ashlee Amann
Dean Amann
Kevin Archer
Robert Dinsmore
Steve Dumler

Staff / Consultants in Attendance

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

1.0 Call To Order

The Regular Board Meeting was called to order at 14:02.

2.0 New Business and Open Items and Operational Status

- 2.1 Meeting Minutes - A motion was made and seconded; (RESOLUTION 22-075) TO APPROVE THE MINUTES OF THE SEPTEMBER 21, 2022 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

The approval of the October 4, 2022 Special Meeting minutes was rescheduled to the next regular meeting.

- 2.2 Disbursements - A motion was made and seconded; (RESOLUTION 22-076) TO APPROVE ELECTRONIC PAYMENTS DATED SEPTEMBER 26, 2022 IN THE AMOUNT OF \$25,688.36 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-077) TO APPROVE CHECKS 13565 THRU 13593 IN THE AMOUNT OF \$192,545.74 TO BE DISBURSED FROM 1ST BANK. To avoid any appearance of a conflict of interest Director Maras abstained from the vote. The motion passed 4-0.

In reference to check 13567, issued to Dana Kepner Company, LLC, Director Lucas asked for a description of Touchpad. The District Manager advised the Touchpad is a meter reading device located outside of a home that a meter reader physically touches with a handheld meter reader to obtain the meter reading.

In reference to check 13575, issued to Hill & Pollock, LLC, Director Arthurs requested clarification on all expenditures. The District Manager advised that she would forward him additional information via e-mail.

A motion was made and seconded; (RESOLUTION 22-078) TO RATIFY CONSENT AGENDA ITEMS DATED SEPTEMBER 30, 2022 IN THE AMOUNT OF \$7,591.98 AND CONSENT AGENDA ITEMS DATED OCTOBER 14, 2022 IN THE AMOUNT OF \$7,591.98 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Rate Increase – The Board discussed the 20 Year Term, \$12.5 Million, Operating and Cash Flow Analysis and Rate Increase Recommendations analysis prepared by Raftelis. At the conclusion of discussion the following notification was made:

**NOTICE OF MEETING TO CONSIDER
RESIDENTIAL AND COMMERCIAL AND CONSTRUCTION AND TAP AND
DEVELOPMENT WATER AND SEWER RATES AND FEES
PERRY PARK WATER AND SANITATION DISTRICT**

NOTICE IS HEREBY GIVEN pursuant to Section 32-1-1001(2)(a), C.R.S., to the customers of the Perry Park Water and Sanitation District (“District”), and all other interested persons that the Board of Directors of the District shall consider increasing the District’s residential and commercial water and sewer rates and fees attached to this resolution at open public meetings to be held on Wednesday, November 9, 2022 and on Wednesday December 14, 2022, at the hour of 2:00 p.m., at 5676 Red Rock Drive, Larkspur, Colorado or via Zoom, to be determined.

NOTICE IS FURTHER GIVEN that any interested party may appear at said time and place for the purpose of providing input, comments or objections to the Board regarding this matter.

Residential Rates	Current Rate	Proposed 2023 Rate	Proposed 2024 Rate
Water Base Rate	\$63.53	\$66.71	\$70.04
1,000 - 10,000 Gallons	\$2.43	\$2.55	\$2.68
11,000 - 33,000 Gallons	\$6.74	\$7.08	\$7.43
34,000 - 66,000 Gallons	\$8.67	\$9.10	\$9.56
67,000- 133,000 Gallons	\$11.04	\$11.59	\$12.17
Over 133,000 Gallons	\$14.72	\$15.46	\$16.23
Capital Improvement Fee	\$41.54	\$66.46	\$71.78
Sewer Base Rate	\$87.67	\$113.97	\$142.46

Commercial Rates	Current Rate	Proposed 2023 Rate	Proposed 2024 Rate
Water Base Rate	\$63.53	\$66.71	\$70.04
1,000 - 9,000 Gallons	\$2.43	\$2.55	\$2.68
10,000 - 45,000 Gallons	\$7.60	\$7.98	\$8.38
46,000 - 100,000 Gallons	\$9.76	\$10.25	\$10.76
101,000 - 200,000 Gallons	\$12.44	\$13.06	\$13.72
Over 200,000 Gallons	\$16.57	\$17.40	\$18.27
Capital Improvement Fee	\$33.27	\$53.23	\$57.49
Sewer Base Rate	\$46.70	\$60.71	\$75.89
Restaurant Rate	\$6.97	\$9.06	\$11.33
Other Rate	\$4.08	\$5.30	\$6.63
Other			
Tap and Development Fees		3.00%	3.00%
Construction Water (per 1,000 Gallons)		\$25.00	\$26.00

The Board discussed Commercial Rates for new commercial Customers.

The Board discussed rates for out of District Customers.

- 2.4 2023 Budget – The Board reviewed the proposed 2023 Budget presented by the District Manager. Director Peterson noted that the Contingency Budget should reflect \$1,000,000. Director Arthurs presented the Board with a Budget to Funding Worksheet Reconciliation report. The Budget Hearing is scheduled for the December 14, 2022 Board Meeting.
- 2.5 District Systems Report – The members of the Board reviewed the District Systems Report that was presented by Mr. Will Parker, the President of Semacor, Inc.
- 2.6 Monthly Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.7 Microfiltration Complaint Follow Up – The Board reviewed and discussed a follow up e-mail from a Customer in the District with concerns about the volume of sediment accumulating on his personal water filters. The District and Customer had previously executed a coordinated flushing exercise. The results were not satisfactory to the Customer. The Board directed the District Manager to schedule standard water quality tests with the Customer.
- 2.8 Bear Ridge Development Water/Wastewater Extension Agreement – The Board discussed and reviewed the Bear Ridge Extension Agreement. At the conclusion of

discussion a motion was made and seconded; (RESOLUTION 22-079) TO EXECUTE THE BEAR RIDGE DEVELOPMENT WATER/WASTEWATER AGREEMENT WITH BEAR RIDGE, LLC. The motion passed unanimously.

- 2.9 DD Feasibility Study (Echo Hills) – Mr. Dinsmore attended the Board Meeting to provide the Board with an Echo Hills project update and provide his thoughts on the engineer’s recommendations for accepting the feasibility study. Mr. Dinsmore suggested that option 2B provides the most cost effective infrastructure with the least potential liability for the District. Mr. Dinsmore requested the Board’s decision on his tap conversion request. The Board discussed the tap conversion provided in the feasibility study. At the conclusion of discussion a motion was made and seconded; (RESOLUTION 22-080) TO CONVERT THE EXISTING DINSMORE AND DUMLER TWO INCH WATER TAPS TO FIVE ¾ INCH BY 5/8 INCH RESIDENTIAL WATER TAPS TO BE USED AT THE FIVE PARCELS IDENTIFIED IN THE DD FEASIBILITY STUDY. The motion passed unanimously. A motion to accept the feasibility study was then made and seconded; (RESOLUTION 22-081) TO ACCEPT THE DD FEASIBILITY STUDY WITH OPTION 2B SELECTED (BOTH A WATER FIRE PROTECTION SYSTEM AND RESIDENTIAL PRESSURE VARIANCE REQUIRED). The motion passed unanimously. The Board directed the District Manager to have the District’s legal counsel prepare the variance. The Board advised Mr. Dinsmore that he is required to reimburse the District for associated legal fees.
- 2.10 Gravel Pit Lease– The Board reviewed and discussed the proposed Gravel Pit Lease and requested changes to the lease proposed by the Perry Park Metropolitan District. The Board discussed a two year lease term, \$100 monthly consideration, a January through April slash burn requirement (with Larkspur Fire Protection District input) and who is authorized to dump. The discussion will continue at the November Board meeting.
- 2.11 Audience Participation – There was none.
- 2.12 Board Member Discussion Items – Director Maras again raised automated meter reading to facilitate changing the District’s meter reading cycle to monthly.
- 3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 22-082) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:44.

Secretary, James Maras