



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[www.ppwsd.org](http://www.ppwsd.org)

## Regular Meeting – November 9, 2022

### Board Members Present

Brian Arthurs  
Tony Lucas  
James Maras  
Jim Matchett  
Gary Peterson

### Visitors

Jill Arthurs  
Garry Lawrenz  
Brett Patrick

### 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 14:00.

### 2.0 New Business and Open Items and Operational Status

- 2.1 Meeting Minutes - A motion was made and seconded; (RESOLUTION 22-083) TO APPROVE THE MINUTES OF THE OCTOBER 4, 2022 SPECIAL MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-084) TO APPROVE THE MINUTES OF THE OCTOBER 20, 2022 REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The motion passed unanimously.

In reference to Section 2.3, Rate Increases, Director Maras advised that the new Commercial Customer Rates were not included. In reference to the same section, Director Arthurs noted that the new Out of District Customer Rates were not included. The District Manager offered that she wanted advice from legal counsel before posting the new rates.

- 2.2 Disbursements - A motion was made and seconded; (RESOLUTION 22-085) TO APPROVE ELECTRONIC PAYMENTS DATED OCTOBER 24, 2022 IN THE AMOUNT OF \$25,530.11 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 22-086) TO APPROVE CHECKS 13594 THRU 13607 IN THE AMOUNT OF \$167,754.50 TO BE

DISBURSED FROM 1<sup>ST</sup> 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 13605, issued to TST Infrastructure, LLC, Director Matchett requested additional information regarding the description Water Age Model. The District Manager advised that with service to properties outside of the District, it was necessary to determine the service location furthest from a treatment facility to validate the District's Monitoring Plan.

A motion was made and seconded; (RESOLUTION 22-087) TO RATIFY CONSENT AGENDA ITEMS DATED OCTOBER 28, 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 reviewed the Perry Park Water and Sanitation District 2022 Water and Wastewater Rate Study presentation prepared by Raftelis.
- 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 Warranty Security Reduction Request – Mr. Brett Patrick with the Bear Ridge development attended the Board Meeting to request that the Board consider a reduction in the project security percentage from the previously reduced percentage of 107% to 15% during the warranty period. Mr. Patrick offered that as he was a small, private developer; and noted that the reduction during the warranty period would allow for the funding of other needed project improvements. The Board discussed the request. At the conclusion of discussion a motion was made and seconded; (RESOLUTION 22-088) TO REDUCE THE WARRANTY SECURITY PERCENTAGE IN THE BEAR RIDGE DEVELOPMENT WATER/WASTEWATER AGREEMENT WITH BEAR RIDGE, LLC, TO 15%. The motion passed unanimously.
- 2.8 Perry Park Entry Remodel Project – Ms. Jill Arthurs attended the Board Meeting on behalf of the Perry Park Metropolitan District's Perry Park Entry Remodel Project. The Board reviewed the 2001 Contract to Convey Easements between the Perry Park Water and Sanitation District and the Perry Park Metropolitan District. A discussion ensued regarding the ¾" water tap identified in the agreement as part of the consideration. Ms. Arthurs requested confirmation that the water tap could be used at the Perry Park Entry as opposed to Wauconda Park. The Board confirmed that it could.

- 2.9 Feasibility Study - Meribel Village – Mr. Garry Lawrenz attended the Board Meeting

to answer any questions the Board might have. Mr. Lawrenz requested that the Meribel Village moniker be changed to Phoenix. The Board discussed the Phoenix Feasibility Study. Director Peterson expressed concern about the out of District water taps made available with the acceptance of the Phoenix Feasibility Study to the District's current water supply. A motion to accept the feasibility study was then made and seconded; (RESOLUTION 22-088) TO ACCEPT THE PHOENIX FEASIBILITY STUDY. The motion passed unanimously.

2.10 Feasibility Study- Echo Valley Road - The Board reviewed and discussed the Echo Valley Road Feasibility Study. At the conclusion of discussion a motion to accept the feasibility study was then made and seconded; (RESOLUTION 22-089) TO ACCEPT THE ECHO VALLEY ROAD FEASIBILITY STUDY. The motion passed unanimously.

2.11 Gravel Pit Lease – The Board reviewed and discussed the proposed Gravel Pit Lease. At the conclusion of discussion a motion was made and seconded; (RESOLUTION 22-090) TO EXECUTE THE GRAVEL PIT LEASE AGREEMENT BETWEEN THE PERRY PARK WATER AND SANITATION DISTRICT AND THE PERRY PARK METROPOLITAN DISTRICT. The motion passed unanimously.

2.12 Audience Participation – There was none.

2.13 Board Member Discussion Items – Director Maras requested the District Manager provide a spreadsheet of service addresses to obtain an estimate from a vendor to outsource meter reading and billing.

Director Peterson appointed Director Matchett to the Staffing and Compensation Committee.

**3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 22-091) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:30.

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Secretary, James Maras