



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

Regular Meeting – December 21, 2016

Board Members Present

Craig Johnston
Judy LaCrosse
Jim Matchett
Andy Morris
Gary Peterson

Visitors

Steve Wilson

Staff / Consultants in Attendance

Matthew Dempsey - Ehlers
Diana Miller – District Manager
Scott Monroe – Semocor, Inc.

1.0 Call To Order

The meeting was called to order at 16:31.

2.0 New Business and Open Items

2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 16-078) TO APPROVE THE MINUTES OF THE NOVEMBER 16, 2016 REGULAR BOARD MEETING AND BUDGET HEARING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

2.2 Disbursements – A motion was made and seconded; (RESOLUTION 16-079) TO RATIFY ELECTRONIC PAYMENTS DATED DECEMBER 8, 2016 IN THE AMOUNT OF \$5,959.62 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 16-080) TO APPROVE CHECKS 11456 THRU 11484 IN THE AMOUNT OF \$157,537.06 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 11462, issued to DRC Construction Services Inc., Director Morris requested additional information on the work performed. The District Manager advised that one seventh of the District's sewer collection system is cleaned and video inspected every year. The District Manager noted that a minor sewer repair was identified, everything else looked good.

In reference to check 11465, issued to Emergency Pipe Repair & Excavation, Director Morris asked why the District was replacing fire hydrants. Mr. Monroe offered that the hydrants were leaking. Mr. Monroe added that these hydrants were

the oldest model in the District and that replacement parts were no longer available, requiring hydrant replacement instead of repair.

In reference to check 11481, issued to Velocity Constructors, Inc., Director Morris requested validation that the Emergency Valve Installation was related to the Waucondah Drive water main repair. The District Manager concurred.

A motion was made and seconded; (RESOLUTION 16-081) TO RATIFY CONSENT AGENDA ITEMS DATED NOVEMBER 18, 2016 IN THE AMOUNT OF \$6,014.53 AND CONSENT AGENDA ITEMS DATED DECEMBER 2, 2016 IN THE AMOUNT OF \$11,627.64 AND CONSENT AGENDA ITEMS DATED DECEMBER 16, 2016 IN THE AMOUNT OF \$6,014.53 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Funding Updates – Mr. Dempsey attended the Board meeting to present the updated Perry Park Water and Sanitation District Financial Management Plan. Mr. Dempsey highlighted that the plan contemplates financing \$17.1 million in capital projects, and assumes 3% cost inflation per year, which correlates to \$20.4 million inflated project costs. Mr. Dempsey noted that financing of the capital improvements is from different sources, including, Tap Fees, Development Fees, Capital Improvement Fees, Service Availability Fees and Debt Issuance.

Board discussion continued throughout the presentation. At the conclusion of the presentation Mr. Dempsey agreed to follow up on a couple of outstanding questions.

- 2.5 Apache Court – Mr. Steve Wilson attended the Board Meeting to obtain information on issues associated with providing water and sewer service to the lots on Apache Court and one additional site.

The District Manager summarized the lengthy history associated with the proposed Apache Court development. The District Manager added that the District had not received engineered drawings from the developer, but from what she had garnered, the current proposal did not meet the infrastructure requirements identified in the expired 2004 feasibility study.

The District Manager then moved onto the issues associated with providing adequate fire protection to the properties. The Board reviewed the Fire-Flow Requirements for Buildings from the 2012 International Fire Code that Douglas County has adopted. It was noted that the proposed Apache Court development did not meet these requirements.

The Board then reviewed a letter to the Larkspur Fire Protection District related to the consistent application of fire code standards for properties that are in both the Perry Park Water and Sanitation District and the Larkspur Fire Protection District. The Board suggested some minor changes and requested that the District Manager provide the letter to the Board of the Larkspur Fire Protection District.

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.
- 3.2 Monthly Staff Report – The members of the Board reviewed the Monthly Staff Report.
- 4.0 Old Business/Immediate Issues** – There was no discussion.
- 5.0 Audience Participation** – Mr. Wilson thanked the Board for the time made available to him to provide his thoughts on Apache Court.
- 6.0 Adjournment** - A motion was made and seconded; (RESOLUTION 16-082) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 18:21.

Secretary, Judy LaCrosse