



Perry Park Water and Sanitation District
5676 West Red Rock Drive
Larkspur, Colorado 80118
perryparkwsd.colorado.gov

Regular Meeting – August 21, 2024

Board Members Present

Brian Arthurs
Tony Lucas
Julia McCusker
James Maras
Gary Peterson

Visitors

Steve Ostrowski

Staff / Consultants in Attendance

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

1.0 Call To Order

The Regular Board Meeting was called to order at 13:00.

2.0 New Business and Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 24-058) TO APPROVE THE MINUTES OF THE JULY 12, 2024, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT (PPWSD) AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 24-059) TO APPROVE THE MINUTES OF THE JULY 17, 2024, 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 24-060) TO APPROVE ELECTRONIC PAYMENTS DATED JULY 19, 2024 IN THE AMOUNT OF \$8,190.48 AND ELECTRONIC PAYMENTS DATED AUGUST 7, 2024 IN THE AMOUNT OF \$20,619.81 AND ELECTRONIC PAYMENTS DATED AUGUST 14, 2024 IN THE AMOUNT OF \$502.16 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

Check 14199 was voided and provided to Director Peterson to take to the closing meeting on July 18, 2024 for the sale of the property located at 1802 Silverheels Drive.

A motion was made and seconded; (RESOLUTION 24-061) TO APPROVE CHECKS 14200 THRU 14225 IN THE AMOUNT OF \$1,091,395.40 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14203, issued to Curtis, Justus, & Zahedi, LLC, and check 14206, issued to Fischer Enterprises, Inc., and check 14222, issued to TST Infrastructure, LLC, Director Arthurs noted that funds are still being spent that are associated with the Gove Ditch. The District Manager advised that the funds are associated with the water augmentation plan accounting for the Gove Ditch water, the final payment for the Gove Ditch construction project, and the Gove Ditch as-built drawings.

In reference to check 14206, issued to Fischer Enterprises, LLC, Director Maras requested clarification on the Sugarloaf Road water service repair.

Director McCusker requested that the Check Summary reports reflect the funds spent on capital projects by highlighting them in yellow.

A motion was made and seconded; (RESOLUTION 24-062) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 2, 2024 IN THE AMOUNT OF \$9,885.62 AND CONSENT AGENDA ITEMS DATED AUGUST 16, 2024 IN THE AMOUNT OF \$8,109.40 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 2025 Draft Budget – The Board reviewed the proposed 2025 draft Budget Message and draft Budget. Director Peterson noted that this budget was preliminary and as it gets closer to the Budget Hearing the Board should be providing increased scrutiny of the proposed 2025 budget revenue, expense and capital projections.
- 2.4 Letter from Customer Regarding High Water Bill – The Board reviewed and discussed a letter from a Customer on Cheyenne Drive regarding a high-water bill associated with a leaking appliance. After discussion, the Board directed the District Manager to advise the Customer that they would authorize a one time adjustment to the billing to not exceed the second tier billing rate and that they could make payments over a period of time.
- 2.5 Poncho – Gore Pressure Analysis Estimate – The Board reviewed the estimate for the hydraulic analysis and map preparation to show the pressure currently and what the pressure would be if the PRV vault pressure were increased. The Board declined to move forward with the analysis and directed the District Manager to forward it to Mr. Amaturio and ask him if he would like to fund the effort. The Board suggested that Mr. Amaturio investigate a pressure tank and pump for his home as was discussed at the May 15, 2024 Board Meeting.
- 2.6 District Systems Report – The Board reviewed the District Systems Reports that were presented by Mr. Parker. Mr. Parker advised the Board that the D4 well (Denver aquifer) is down. Mr. Parker added that he had contacted Hydro Resources for a quote to replace the pump and motor as well as any down well piping that may be damaged.

- 2.7 Mark Morton, GMS Inc. – Monthly Project Progress Summary Report

Glen Grove WTP (Water Treatment Plant)

New secondary side equipment for the new electric service:

- Principle Electric has received all of the new equipment ordered for the new electrical service and will store (short term) until needed at site
- Semocor is coordinating a proposal on non-electrical site work
- Continuing to plan for completing the work during the upcoming winter down time

Sageport WWTF (Wastewater Treatment Facility)

- CDPHE (Colorado Department of Public Health and Environment) review process continues for the submitted discharge permit renewal application
- Continue to monitor process operations to meet TIN (Total Inorganic Nitrogen) effluent limit
- Communicating with Permits Section on available options for PEL (Preliminary Effluent Limitations)
- Through a separate CDPHE contact, we requested a call from the CDPHE Permits Section manager on preparation of PELs
- We were told many CDPHE staff do not have office phone numbers, including the CDPHE Permits Section manager
- After no response was received, we sent an email message directly to the CDPHE Permits Section manager again requesting a call to discuss PELs after no response, we sent another email request again this morning to the CDPHE Permits Section manager
- We will continue to contact the CDPHE Permits Section manager and may need to fall back to other Permit Section representatives if there is no response

Waucondah WWTF

- Continuing coordination with Douglas County Engineering Services to address comments on the Location and Extent (L&E) submittal package
- Prepared alternative stormwater control measures for the site in order to avoid the full stormwater detention facilities
- Compiled site plan drawing illustrating alternative control measures and submitted to the County Engineer
- County Engineer's response directed us to consider two other control measures
- Currently working through design and requirements of the two other control measures, following guidance and design criteria of Mile High Flood District

SCADA (Supervisory Control and Data Acquisition) and Automation for Sageport WTP

- Mountain Peak Controls is working through the control programming, communications with the Sageport WTP PLC (Programmable Logic Controller) and coordinating startup services for all three VFDs (Variable Frequency Drives)

- 2.8 Monthly Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager
- 2.9 Audience Participation – Mr. Ostroski attended the Board Meeting to provide his thoughts on the purchase of the Poncho well property. The Board provided a summary of the efforts to ensure transparency of the property selection and additional items that were considered.

The District Manager and Operations Supervisor had advised the Board that to ensure the reliability of the District's water system they were in need of a new well on the east side of the District. The District Manager and Operations Supervisor had met numerous times to find a location that would not interfere with the District's other ground water wells and would be in reasonable proximity to the District's Sageport WTP. The efforts to find a new well site were not making progress. At the March 11, 2022 Regular Board Meeting, Director Maras advised the Board that he had vacant properties that might meet the District's search criteria and advised that he was not opposed to the District researching them for viability. The District Manager and Operations Supervisor contacted the District's hydrologist, Bruce Lytle with Lytle Water Solutions and requested that he investigate the properties for viability. Mr. Lytle found that the property furthest from the plant would be a good candidate for the District, additionally, it offered the opportunity to drill two wells, each in a different aquifer. The District Manager contacted the District's legal counsel Ms. Ashley Zahedi with Hill and Pollock, LLC, and advised that the District was considering the purchase of property that is owned by a current Board Member and requested that the District be advised of the legal actions that should be taken to ensure the transparency and legality of such a purchase. The District followed each requirement identified by Ms. Zahedi, including obtaining a property appraisal. The District purchased the property in the manner as outlined by Ms. Zahedi. Director Maras and Ms. Robin Maras provided at no cost to the District a raw water pipeline easement to transport the water from the new well to the Sageport WTP. The District sold their property on Silverheels Drive that was a non-viable well site property due to its lack of proximity to the Sageport WTP. The new Poncho (Arapahoe 5) well has been constructed. The District is waiting for the results of the water quality tests. The raw water pipeline from the new well to the Sageport WTP has been constructed. The Board will review a change order at the upcoming Board meeting for the permanent pump installation.

The following are the results of selling the Silverheels Drive well property and purchasing the Poncho Road well property:

The Silverheels Drive well property is located approximately 2.2 miles from the Poncho Road well property. The raw water line installed from the Poncho Road property is approximately 300 feet from the Sageport Water Treatment Plant (WTP) raw water line. The District analyzed two bids from the well construction bidding process for six inch DIP (Ductile Iron Pipe) one at \$355 per foot and the other at \$167 per foot. 2.0 miles of pipe at the low bid would be approximately \$1.7 million before the road restoration. The savings associated with pipe installation by utilizing the Poncho Road property was approximately \$2.0 million. The operating costs associated with pumping the raw water from the Silverheels Drive property would

have been much higher than the Poncho Road property. The Poncho Road property was purchased for \$237,000; the Silverheels Drive property was sold for \$450,000. The Board's fiduciary responsibility was clearly demonstrated.

- 2.10 Board Member Discussion Items – Director Maras advised that the Douglas County Water Commission (DCWC) would be meeting again on Monday. Director Maras offered that the DCWC was evaluating two companies to help the DCWC prepare a Request for Proposal (RFP) for the Douglas County 2050 Water Plan.

Director McCusker requested that the District Manager contact the District's accountant to ask if quarterly financial statements are prepared, would it reduce the accountant's time required at the end of the year.

- 3.0 Adjournment** - A motion was made and seconded; (RESOLUTION 24-063) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 15:21.

Jim Maras, Secretary