



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

Regular Meeting – October 16, 2024

Board Members Present

Brian Arthurs
Tony Lucas
Julia McCusker
James Maras
Gary Peterson

Visitors

Patti & Rich Horwat
Barbara Boigegrain
Chris Warren
Alan Clarke
Daniel Suber
Stephanie & Lou Demeter
Todd Hilts
Rick Pfeifer
Steve & Meg Cottingham
Katie & Matthew Applehans
Brett Patrick
Deb Lefor

John Banonchen
Stacie DuVall
Bryan Jones
Krisanne Jastrzab
Patricia Peterson
Jill Arthurs
Seth Cobb
Rebekah Merle
Beverly O'Connell
Steve & Katie Ostrowski
Doug Duvigneaud
Elaine Petro

Staff / Consultants in Attendance

Michael Gerstner – TST Infrastructure, LLC
Diana Miller – District Manager
Will Parker – President, Semocor, Inc.

1.0 Call To Order

The Regular Board Meeting was called to order at 14:00. Due to anticipated time constraints Director Peterson elected to reschedule two agenda items: D. Water Meters and K. 2024 Agreement for Services for Operations.

2.0 New Business and Open Items and Operational Status

2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 24-074) TO APPROVE THE MINUTES OF THE SEPTEMBER 18, 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 24-075) TO APPROVE ELECTRONIC PAYMENTS DATED SEPTEMBER 23, 2024 IN THE AMOUNT OF \$14,356.27 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 24-076) TO APPROVE CHECKS 14266 THRU 14288 IN THE AMOUNT OF \$292,926.88 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14278, issued to PPW&S Rebates, LLC, Director Maras requested additional information. The District Manager offered that the “rebate” constitutes the District’s contribution to the Hidden Forest Development and the “rebate” would continue until all Hidden Forest lots were built out. The agreement between the Hidden Forest Development and the District was executed at the January 19, 2010 Regular Board Meeting.

A motion was made and seconded; (RESOLUTION 24-077) TO APPROVE CHECKS 14289 THRU 14292 IN THE AMOUNT OF \$55,918.68 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 24-078) TO RATIFY CONSENT AGENDA ITEMS DATED SEPTEMBER 27, 2024, IN THE AMOUNT OF \$8,378.52 AND CONSENT AGENDA ITEMS DATED OCTOBER 11, 2024, IN THE AMOUNT OF \$8,338.16 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Accounting Practices – Director Arthurs offered a summary of accounting and staffing actions he had undertaken since the last Board Meeting. Director Arthurs noted that he had completed a review of February 2024 financial transactions and reconciliations, held a conference call with the District’s accountant and District Manager to discuss accurate classifications of expenditures, held an exit interview District staff member, Doris Christensen, met with the Semocor, Inc. President Will Parker regarding the 2025-2026 Agreement for Services for Operations and welcomed Director Lucas to the Staffing and Compensation Committee.
- 2.4 Radium in Tap Water Updates – Director Peterson offered a timeline of the receipt of notification from the state of the combined radium maximum contaminant level (MCL) violation and Customer notification.
- August 14, 2024 – The state required quarterly sample was taken (3rd sample of the year).
 - September 5, 2024 – Results were received by the CDPHE (Colorado Department of Public Health and Environment).
 - September 11, 2024 – CDPHE sends notification letter to the District to report that the results from the sample exceeded the MCL for Combined Radium. In this letter, CDPHE set a requirement that the District notify customers within 30 days.
 - September 12, 2024 – The Customer notification letter was developed.
 - September 18, 2024 – The District Manager and Operations Manager discussed with the Board the radium violation included in their Board packet. They added that proactive re-sampling was underway, and Customer notifications were being printed, folded, stamped and mailed.
 - October 15, 2024 – Results from re-sampling were received. Another round of proactive re-sampling was done.

Director Peterson offered background information on the CDPHE's MCL and Director Lucas expounded on a sampling of the EPA's (Environmental Protection Agency) literature regarding the issue, as well as other studies and findings under his review. The audience had numerous questions and provided their feedback to the Board.

Discussion continued regarding the use of bottled water as an alternative source of drinking water.

Director Peterson speculated that the radium content in our water could increase due to the depletion of the aquifer the District draws from. District Consultant, Michael Gerstner, confirmed that surrounding areas are in violation of the state's standards and also expanded on what the District has done to remedy the situation.

Director Peterson addressed various reactions, comments and questions as drawn from social media platforms. Extensive audience participation followed.

A discussion led by the Operations Manager followed regarding the re-sampling, the results of that re-sampling and the treatment strategies and adjustments that have been employed since the September 5th findings. The Operations Manager explained that the adjustments will not offer immediate results, as they take time to take effect. Michael Gerstner offered further explanation on the chemicals that are being utilized and how future treatment processes may require a lengthy approval process for state approval. Gerstner continued with an outline of some of the capital improvement processes that other districts are utilizing to combat radium. The topic of in-home water softeners and their effectiveness was also addressed.

The audience was invited to ask questions.

- Mr. Steve Ostrowski, offered his research regarding the issue and provided his viewpoints, but did not have a question. Director Peterson responded to Mr. Ostrowski's comments.
- An attendee asked a question regarding managing-expectations on future communication from the District. Director Peterson answered that the district is going above and beyond the state's requirements with the additional testing that was conducted following the original violation. Director Arthurs added that given the unexpected nature of the violation, the district is doing everything they can to address the issue appropriately. Director Lucas responded that the problem will be fixed, regardless of the cost, noting however that there were several other high-dollar capital improvement projects in-waiting as well, noting the importance of keeping a significant cash reserve on hand for emergency situations.
- Mr. Brett Patrick introduced himself as the developer of Bear Ridge, the 37 lots across from the Perry Park Golf Course. He had several positive comments regarding his observations of the District, Semocor Inc. and TST Infrastructure, LLC.

- An attendee asked if the district could afford to be pro-active in regard to the potentially high and re-occurring radium levels in the water system. Director Peterson responded that the District will take the necessary actions to ensure safe drinking water.
 - An attendee asked if the board would consider charging a “special assessment fee” to each customer to fund a study of the radium levels we might expect to see moving forward. The board responded that every option is worth considering.
 - An attendee made multiple comments and ultimately asked the board about obtaining reputable data on the topic of radium. Director Lucas responded that the EPA, which he had cited earlier in the meeting, was likely one of the most reputable sources of radium information. A follow-up question was asked regarding the likelihood of tapping into another district’s water supply. Director Peterson reported that two new wells have been added in the district and it’s possible that the influx of water from these sources will raise overall water quality. An additional follow-up question was asked regarding compensation for compromised individuals in the district who have been advised by their doctors to drink bottled water. The board responded that compensation was not likely to be offered.
 - An attendee asked if there is a plan for additional testing in the 4th quarter to assist Mr. Parker (Operations Manager) with the tweaks they are making to the system. Director Peterson replied that additional optional testing will indeed continue until stable results are achieved. Results will be posted on the district website.
 - An attendee asked why it takes so long to get test results back. Mr. Parker responded that the timeframe for getting results back is due to the process that is done at the laboratory. A backlog at the lab could also contribute to the turn-around time.
- 2.5 2025 Draft Budget – Director Peterson noted that the District Manager made an adjustment to the budget related to the next PPWSD Board of Directors election. Director Arthurs reported that he would submit his proposals at another time. Director Arthurs noted that the budget must be finalized at the December meeting.
- 2.6 Proposal for Water and Wastewater Financial Plan Update from Raftelis – The District Manager reported that there are still several unanswered questions that have been asked of Raftelis and that she would follow up with them.
- 2.7 Accommodation Request, Rebate Program – Director Peterson responded that rebates associated with water-saving implementations were not likely to be offered to home-owners in the district due to the lack of financial resources.

- 2.8 Request for Board Consideration – Street Name Change – The board reviewed the letter regarding the street name change and had no objections to the change being made.
- 2.9 Echo Hills Tanks Overflow – Mr. Parker advised that the Echo Hills Tanks had overflowed twice, and that the water tank levels would be recalibrated to keep this from happening. Mr. Parker noted that this was a natural drainage area.
- 2.10 District Systems Report – The Board reviewed the District Systems Reports that were presented by Mr. Parker. Mr. Parker noted there was an issue with the A4 well, adding that Hydro Resources would be pulling the pump and motor. Director Peterson asked about the Poncho well. Mr. Parker noted that Level was working with CORE to get power to the well site. Director Lucas asked about the status of the Dakota Well. Mr. Parker reported that the Dakota Well was operating at a high-level and remarked that the water has a slightly different taste, but the water quality values were all within the established values.
- 2.12 Mark Morton, GMS Inc. – Monthly Project Progress Summary Report

Glen Grove WTP (Water Treatment Plant)

New secondary side equipment for the new electric service:

- Site work has progressed well and is nearly complete
- New buried electrical conduit runs have been installed with appropriate stub ups at each end point
- New concrete pads and equipment support posts have been poured and finished with code required grounding system bonds to rebar
- Concrete forms will be removed later this week and site grading and cleanup will be completed around the new pads
- Principle Electric is planning for the last week of October for the new equipment and panel installations following the cure time of the support post concrete
- GMS and Principle Electric have been trying to coordinate with CORE on their transformer work, no responses from CORE yet

Sageport WWTF (Wastewater Treatment Facility)

- CDPHE (Colorado Department of 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 PELs (Preliminary Effluent Limitations)
- Still no response to previous messages to the Permits Section Manager
- We sent a message to other Permits Section representatives to determine the path forward, explain current available options and request a conference

Waucondah WWTF

- Continuing coordination with Douglas County Engineering Services to address comments on the Location and Extent (L&E) submittal package
- We had another meeting with the County Engineer to review the preliminary designs of the two alternative control measures he suggested
- We demonstrated that neither of the two measures are compatible with the site
- The County Engineer acknowledged the area and elevation constraints of the site and suggested we target only the 100-year detention volume due to the site's impact on the County's MS4 permit
- The 100-year detention volume is still not attainable on the site
- We are preparing another revised option of a reduced detention volume with enhanced water quality measures and will present it to the County Engineer

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

- Well A2 VFD and controls remain operational and are fully automated
- Well D4 pump issues found during VFD commissioning have been repaired, the VFD and controls are operational and fully automated.
- Well A3 VFD and controls are being scheduled for commissioning, commissioning was delayed when this well was used in place of Well D4 when its pump was undergoing repairs.
- Well A4 was not part of the new VFD and control panel installations as it was already equipped and automated, but it is having issues and the pump may have to be pulled in the near future for repairs

Capital Improvements Plan (CIP)

- We have completed several field reconnaissance trips on the various system components, the majority of field work is complete with one or two trips remaining to gather any final/outstanding data
- The analysis of the collected field data and information is ongoing while we build the sections of the CIP
- The primary focus is on the compilation of the report sections and exhibits to describe the system components and identify their potential needs
- We are also assembling the overall CIP matrix of planned improvements for each major component over the next 20-year period

2.13 District Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.

2.14 Audience Participation – Mr. Brett Patrick, with the Bear Ridge development advised the Board of the status of the Bear Ridge development. Mr. Michael Gerstner, with TST Infrastructure, LLC, confirmed the status and provided the Board with a Conditional Letter of Acceptance. Mr. Patrick requested that the Board allow

a reduction in the security requirement. Mr. Patrick advised that this would allow him to complete remaining items such as, road paving and signage. The Board discussed his request. A motion was made and seconded; (RESOLUTION 24-079) TO ALLOW THE REDUCTION OF THE SECURITY DEPOSIT TO 15%. The motion passed unanimously.

The Board reviewed and discussed a letter from Mr. Lowell Johnson regarding a water leak and high-water bill. The Board discussed a previous adjustment to his water bill for a service line break. At the conclusion of discussion, the Board declined to adjust his water bill again.

A member of the audience requested clarification on how water pulled from fire hydrants is accounted for. The Board advised that Douglas County vehicles are billed per load, the gallons per load being predetermined and other contractors are billed via hydrant meters.

A member of the audience asked about the progress being made on the Waucondah and Sageport Wastewater Treatment projects. Director Peterson advised that the Waucondah Wastewater Treatment project was in the process of working through drainage issues with the Douglas County Engineering Department and the Sageport Wastewater Treatment project was working through the review process with the Colorado Department of Health and Environment.

A member of the audience asked about the three deficiencies identified by the Colorado Department of Health and Environment regarding the recent sanitary survey. Mr. Parker advised that all had been addressed. Mr. Parker noted that a chlorine gas detection unit had been installed at the Glen Grove Water Treatment plant, calculations would be done to the 100th as opposed to the 10th on our monitoring reports provided to the state, and a new smart meter was installed that provided access to data immediately.

3.0 Adjournment - A motion was made and seconded; (RESOLUTION 24-080) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 17:01.

Jim Maras, Secretary