



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

Regular Meeting – January 15, 2025

Board Members Present

Gary Peterson
Brian Arthurs
Tony Lucas
Julia McCusker
James Maras

Visitors

Mike Palumbo
John (via zoom)

Staff / Consultants in Attendance

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

1.0 Call To Order

The Regular Board Meeting was called to order at 14:00.

Director Peterson requested to add item *Resolution Calling for the 2025 Regular District Election & Appointing a Designated Election Official* to the agenda and to remove item *Impacts of Colorado Supreme Court decision re: well pumping limits/permits*. A motion was made and seconded; (RESOLUTION 25-000) TO ADD ITEM RESOLUTION CALLING FOR THE 2025 REGULAR DISTRICT ELECTION AND APPOINTING A DESIGNATED ELECTION OFFICIAL AND REMOVING ITEM IMPACTS OF COLORADO SUPREME COURT DECISION RE: WELL PUMPING LIMITS/PERMITS TO THE AGENDA. The motion passed unanimously.

2.0 New Business, Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-001) TO APPROVE THE MINUTES OF THE NOVEMBER 13, 2024, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously with no discussion or comment.

A motion was made and seconded; (RESOLUTION 25-002) TO APPROVE THE MINUTES OF DECEMBER 11, 2024, REGULAR BOARD MEETING AND BUDGET HEARING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS AMENDED. The motion passed unanimously. Director Peterson offered that Section 2.6 contained a double negative and suggested that the final sentence in the paragraph be modified to *“The Board again advised Mr. Palumbo that they did*

not feel that a contribution to the Spring Canyon LID of this magnitude was feasible for the District.” The motion passes unanimously.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-003) TO APPROVE ELECTRONIC PAYMENTS DATED DECEMBER 30, 2024 IN THE AMOUNT OF \$11,365.18 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-004) TO APPROVE CHECKS 14363 THRU 14381 IN THE AMOUNT OF \$230,973.29 TO BE DISBURSED FROM 1ST BANK WITH CHECKS 14344 THROUGH 14362 BEING VOIDED. The motion passed unanimously.

In reference to check 14366, issued to Denali Water Solutions LLC, Director Peterson asked why the volume of invoices for the Sageport Wastewater Treatment Plant (WWTP) was so high. Mr. Parker noted that this was related to annual digester cleaning and that the Waucondah WWTP would be next.

Director Lucas reviewed the checks voided.

A motion was made and seconded; (RESOLUTION 25-005) TO APPROVE CHECKS 14382 THRU 14388 IN THE AMOUNT OF \$163,189.14 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-006) TO RATIFY CONSENT AGENDA ITEMS DATED 12/20/2024, IN THE AMOUNT OF \$7,947.92 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Election Resolution - The Board reviewed and discussed the Resolution Calling for the 2025 Regular District Election and Appointing a Designated Election Official. A motion was made and seconded; (RESOLUTION 25-007) TO APPROVE THE RESOLUTION CALLING FOR THE 2025 REGULAR DISTRICT ELECTION AND APPOINTING A DESIGNATED ELECTION OFFICIAL. The motion passed unanimously.
- 2.4 Posting Location Designation Resolution – The Board reviewed and discussed the Resolution Designating Location to Post Notice. A motion was made and seconded; (RESOLUTION 25-008) TO APPROVE THE RESOLUTION DESIGNATING LOCATION TO POST NOTICE. The motion passed unanimously.
- 2.5 Request for Board Consideration – Water Damage, 5235 Country Club Dr, (continued) – There was no additional information provided by the Customer. Director Peterson offered that the Rules and Regulations are clear that the District is not responsible for damage cause by customer equipment and, unless the customer reports back with any new information, the accommodation shall be considered closed.
- 2.6 Request for Board Consideration – 4285 Cheyenne Drive – Although the board expressed sympathy for the customer's repeated misfortunes, it was resolved that

the appropriate accommodation would be to allow the outstanding balance to be paid over a 6-month period.

- 2.7 Request for Board Consideration – 5596 Osage Way – Operations Manager, Mr. Parker confirmed that the customer's meter was tested with no leaks found during a 2-hour period. However, the meter still showed unexplained high-water usage. The customer, who is a renter, was advised to inform the property manager and request professional leak detection services. The board agreed to spread the outstanding balance over six months.
- 2.8 Radium in Tap Water Updates – Town Hall Zoom Meeting at 6pm - The District Manager reported that the meeting, run by the contracted Public Relations firm, will be recorded and posted on the District Website. 107 viewers are registered for the meeting.
- 2.9 Water Meters – Seventeen potential meter locations were tested in the District, most having appropriate cellular signals from different providers. Since Metron meters pair with a specific provider upon purchase, it is crucial to match areas with the correct service. There was discussion on signal strength differences between meter pits and inside home installations. Concerns were raised about cost-effectiveness and affordability. Director Lucas noted that well meters also need updates. The next step is testing meters with a mesh network system.
- 2.10 District Systems Report – The Board reviewed the District Systems Reports that were presented by Mr. Parker.
- 2.11 District Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.12 Audience Participation – Mr. Mike Palumbo asked for an update on the Spring Canyon potential development and was informed that the newly seated county commissioners would not be ready to address the possibility of funding of a LID (Local Improvement District) for a couple months.
- 2.13 Board Member Discussion Items – The Board discussed the possibility of allowing camping at Sandstone Ranch. Concerns were raised over the potential fire hazard this could impose and discussed ideas to partner with the fire department to provide a water source near the area.

Tony Lucas, Vice President