



Perry Park Water and Sanitation District  
5676 West Red Rock Drive  
Larkspur, Colorado 80118  
[perryparkwsd.colorado.gov](http://perryparkwsd.colorado.gov)

## Regular Meeting – March 19, 2025

### Board Members Present

Tony Lucas  
Julia McCusker  
James Maras  
Gary Peterson

### Excused Absence

Brian Arthurs

### Staff / Consultants in Attendance

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 14:03.

The District Manager requested that the request for Board consideration for high water bills due to a toilet leak be added to the agenda. The Board agreed.

Director Peterson noted that Director Arthur's absence was excused.

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

2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-020) TO APPROVE THE MINUTES OF THE FEBRUARY 19, 2025, 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 25-021) TO APPROVE ELECTRONIC PAYMENTS DATED FEBRUARY 20, 2025 IN THE AMOUNT OF \$11,904.46 AND ELECTRONIC PAYMENTS DATED FEBRUARY 21, 2025 IN THE AMOUNT OF \$850.32 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

It was noted that check 14426 was voided and available for review on the Board desk.

A motion was made and seconded; (RESOLUTION 25-022) TO APPROVE CHECKS 14427 THRU 14446 IN THE AMOUNT OF \$105,710.74 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14427, issued to Badger Daylighting Corp, Director Lucas requested additional information on service provided. The District Manager advised that this was for a vacuum truck, and this contractor was involved in the locate project on 6100 Apache Drive at the end of February.

A motion was made and seconded; (RESOLUTION 25-023) TO APPROVE CHECKS 14447 THRU 14451 IN THE AMOUNT OF \$12,055.38 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14449, issued to Moore Engineering, Inc., Director Peterson requested additional information on the previous company's status. The District Manager offered that the former Lytle Water Solutions, LLC are still located in Colorado and integrating into the new company, while providing service to their existing Customer base. The District Manager noted that the transition had been seamless to date.

A motion was made and seconded; (RESOLUTION 25-024) TO RATIFY CONSENT AGENDA ITEMS DATED FEBRUARY 14, 2025, IN THE AMOUNT OF \$8,096.13 AND CONSENT AGENDA ITEMS DATED FEBRUARY 28, 2025, IN THE AMOUNT OF \$8,096.13 AND CONSENT AGENDA ITEMS DATED MARCH 14, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Proposed Rate Increase – Director Peterson offered that tentatively the Board had agreed to move forward with the rate guidance for 2025 rates in the 2022 Rate Study prepared by Raftelis at the March 13, 2025 Work Session.

Upon further consideration of the capital improvement fee, Director Peterson proposed that the suggested 6% increase was too low.

Director McCusker added that for several years the capital improvement costs have been considerably greater than the tap fees, development fees and capital improvement fees collected.

Director Peterson proposed that the Board consider a 15% increase in capital improvement fees imposed per billing cycle. It was also noted that inflation is not factored into the recommendation.

Discussion continued regarding not only the planned capital improvement projects, but also the unplanned projects, such as radium removal at the Sageport Water Treatment Plant (SPWTP).

Concern was also raised regarding the debt held by the District, the negative cash flow in the early months of the year and the diminishing reserves held in the bank. Director Peterson noted that unplanned projects have eaten into the District's reserves.

Director McCusker suggested that the District target a dollar amount needed for capital improvements and back into the fees that should be collected to reach that target. The Board agreed that the capital improvement rate increase needs to be more aggressive than proposed by Raftelis in order to cover the meter replacement project, projected radium mitigation and the planned upgrades to the two wastewater treatment plants.

Director Peterson suggested that the discussion move to the proposed rate increase for water and sewer. Raftelis proposed a 10% increase in the water base rate, as well as the usage rates. For sewer, Raftelis proposed a 25% increase in the base rate. Director McCusker requested an analysis of costs related to water and sewer in 2024 to determine if they would have been covered had the above proposed rates had taken effect January 1, 2024.

The Board continued the discussion regarding the \$92/billing cycle Radium Mitigation Fee. Discussion centered around the life-cycle for this fee, potentially three years.

The proposed rate fee discussion concluded with the subject matter of tap fees. The Board reviewed the provided document listing the current schedule of tap fees. The District Manager suggested that further discussion on this topic be tabled until further analysis of unplanned capital improvement projects was available. Director Peterson proposed a 20% increase in tap fees, suggesting that it should parallel the increasing cost of building a home, specifically a home in a retirement community like that of the District.

The Board agreed that further analysis and discussion were needed.

- 2.4 Agreement for Temporary Use of Septic System – The District Manager advised the Board that a potential buyer for the property located at 7100 Fox Circle is requesting the support of the Board to allow a septic system on the property as opposed to extending the sewer main to service one lot. The Board reviewed the previously drafted agreement for temporary use of a septic system, specifically as it relates to the property located at 7100 Fox Circle. Director Peterson suggested that the Board support the agreement for the property, should it be requested, the other Board Members agreed.
- 2.5 Proposal for Water System Valve Exercising Program - The Board reviewed a proposal from DSR (Distribution System Resources) for a water system valve exercising program. Director Peterson requested clarification on the purpose of this process. The Operations Manager, Mr. Parker, explained to the Board the purpose of water system valve exercise and that it was essential to the proper functioning and maintenance of the valves. He continued that Semocor does not have the equipment necessary to perform the task to the degree that is now necessitated, due to solids filling many of the valve boxes. The District Manager provided additional information that the District had been quoted \$36,600 to perform the service, which does not include any necessary repairs that may be discovered. Options to perform the service in phases were considered. Board members agreed that cleaning, replacing and exercising the valves are important steps in staying ahead of disrepair and unplanned capital expenditures. This topic will be readdressed at the next meeting.

- 2.6 Water Meters - The Board reviewed documents provided by TST Infrastructure, LLC outlining the pilot testing for Zenner meters. Director Maras raised the question regarding the length of time of the pilot program. It was determined that a complete billing cycle of two months would be the most appropriate to evaluate the old meter usage versus the new water meter usage. The Board agreed that the agreement with Zenner should be signed immediately and the Customers at the proposed pilot testing locations should be contacted to consent to participation.
- 2.7 District Systems Report - The Board reviewed the District Systems Report that was presented by Mr. Parker. Mr. Parker noted that he and Mr. Mark Morton with GMS Inc. will write a letter in response to the recent TIN (Total Inorganic Nitrogen) violation from the CDPHE (Colorado Department of Public Health and Environment), that will explain that plant improvements are in the review process with CDPHE that address the violation. Mr. Parker emphasized that he has concerns regarding future radium requirements and compliance standards from CDPHE which will require additional improvements to the wastewater treatment plant.
- 2.8 District Staff Report - The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.

Also reviewed was an email message from a Customer regarding an undetected leak in the home they are renting. It was determined by the Board that the request should receive an accommodation consistent with similar requests from other Customers in the past and be allowed a one-time adjustment to their account, which would be a credit to not exceed the second billing tier.

Director Maras then requested clarification on the first tax payment for the new year, to which the District Manager reported it should be received in March.

The District Manager also answered questions from Director McCusker regarding the budget reporting. Director McCusker advised that she would discuss with Director Arthurs, the Treasurer.

- 2.9 Audience Participation – There was not any audience participation.
- 2.10 Board Member Discussion Items - Director Maras advised that he had spoken with Douglas County regarding the Spring Canyon LID (Local Improvement District). His impression was that Douglas County was unlikely to make a commitment to cost-sharing for the development of the Spring Canyon infrastructure.

Regarding the Douglas County Water Commission, Director Maras noted that a public meeting would be held regarding the development of a water plan for the area. Director Maras added that it would take approximately 18 months to develop the water plan.

- 3.0 Adjournment - A motion was made and seconded; (RESOLUTION 25-025) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 15:20.

ATTEST:

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Tony Lucas, Vice President