



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

Regular Meeting – April 16, 2025

Board Members Present

Brian Arthurs
Tony Lucas
Julia McCusker
James Maras
Gary Peterson

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 14:10.

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.

2.0 New Business, Open Items and Operational Status

- 2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-026) TO APPROVE THE MINUTES OF THE MARCH 13, 2025, WORK SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed 4-0. As Director Arthurs was not in attendance he abstained from the vote.

A motion was made and seconded; (RESOLUTION 25-027) TO APPROVE THE MINUTES OF THE MARCH 19, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed 4-0. As Director Arthurs was not in attendance he abstained from the vote.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-028) TO APPROVE ELECTRONIC PAYMENTS DATED MARCH 14, 2025 IN THE AMOUNT OF \$17,240.10 AND ELECTRONIC PAYMENTS DATED MARCH 25, 2025 IN THE AMOUNT OF \$743.49 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

It was noted that checks 14247 and 14248 were voided and available for review on the Board desk.

A motion was made and seconded; (RESOLUTION 25-029) TO APPROVE CHECKS 14452 THRU 14474 IN THE AMOUNT OF \$162,657.18 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14454, issued to Curtis, Justus & Zahedi, LLC, Director Arthurs requested clarification on why funds were being spent on the Gove Ditch. The District Manager advised that this was regarding Douglas County requesting that the District participate in an IGA (Inter Governmental Agreement) to make Gove ditch improvements. Ms. Zahedi advised the District that the proposed ditch improvements which included adding piping would violate Perry Park's water court decree entered in Case No. 17CW3132. Director Maras noted that there was no billing for the Rules and Regulations update and he thought that the Rules and Regulations update should be completed as soon as possible.

In reference to check 14458, issued to Fischer Enterprises, Inc., Director Peterson requested clarification on the generator move at the Waucondah Wastewater Treatment Plant (WWTP). Mr. Parker advised that the existing generator located at the entrance to the Waucondah WWTP was in the way of the work being performed by CORE to bury the utilities coming into the plant. Director Maras asked if this was the new generator. Mr. Parker advised that it was the existing generator.

In reference to check 14461, issued to PPW&S Rebates, LLC, Director Lucas 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 by the Board at the January 19, 2010 Regular Board Meeting.

In reference to check 14465, issued to Level Engineering & Inspection, which covered the February through March billing periods, Director Maras requested clarification on why the electrical service is being run from the Poncho well to the Sageport Water Treatment Plant as opposed to being run from Poncho Road (formerly). The District Manager advised that she would discuss with Level and follow up with the Board.

A motion was made and seconded; (RESOLUTION 25-030) TO APPROVE CHECKS 14475 THRU 14476 IN THE AMOUNT OF \$20,283.00 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-031) TO RATIFY CONSENT AGENDA ITEMS DATED MARCH 14, 2025, IN THE AMOUNT OF \$7,557.88 AND CONSENT AGENDA ITEMS DATED MARCH 28, 2025, IN THE AMOUNT OF \$8,419.08 AND CONSENT AGENDA ITEMS DATED APRIL 11, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Metron Meters – As a point of clarification Director Maras requested that the following resolution be amended to reflect the current Board consensus: (RESOLUTION 24-087) TO SCHEDULE A TEN METER TEST WITH METRON METERS AT THE CONCLUSION OF THE METER READING SIGNAL TEST AND

INCLUDE METER LOCATIONS WITH THE LOWEST POTENTIAL AUTOMATED READINGS has been amended to (RESOLUTION 24-087) TO POTENTIALLY SCHEDULE A TEN METER TEST WITH METRON METERS DEPENDING ON THE RESULTS OF THE ZENNER METER TEST, THAT INCLUDE METER LOCATIONS WITH THE LOWEST POTENTIAL AUTOMATED READINGS. The amended resolution passed unanimously.

- 2.4 Zenner Meters – As a point of clarification the following resolution was made and seconded: (RESOLUTION 25-032) TO SCHEDULE A TEN METER TEST WITH ZENNER METERS AT LOCATIONS TO BE DETERMINED BY TST INFRASTRUCTURE, LLC THAT INCLUDE BOTH INSIDE THE RESIDENCE AND OUTSIDE IN METER PITS. The motion passed unanimously. It was noted that the meter test locations had been selected, and the meter lay lengths were being measured.
- 2.5 Rate Study and Rate Increase – As a point of clarification Director Maras requested the status of (RESOLUTION 24-091) TO MOVE FORWARD WITH THE SCOPE OF WORK PROVIDED BY RAFTELIS TO PROVIDE AN UPDATED RATE STUDY AND MODEL. The District Manager offered that the agreement documents had been available for signature at the November and December 2024 Board meetings, but during discussion at recent Board meetings it seemed that the Board did not want to move forward with the updated rate study. The Board members then began discussion on if they should move forward with the rate study. Director Peterson was adamant that for the financial health of the District at least a partial rate increase should be implemented as soon as possible. The other Board members agreed with Director Peterson's rationale but also agreed that the updated rate study should move forward. Director Arthurs provided the Board with a summary of Colorado State Law regarding rate studies. The Board affirmed their previous decision to move forward with the updated rate study.

The Board discussed the immediate rate increases that should move forward. Director Peterson offered that the capital improvement fee should increase as soon as possible by 20%. Director Peterson offered that the Radium Mitigation Fee of \$92 per billing cycle should be implemented as soon as possible. The topic of construction water was discussed and the Board agreed that it should increase by 20% as soon as possible. The Board agreed that a public hearing should be scheduled to discuss proposed rate increases with Customers.

- 2.6 Proposal for Water System Valve Exercising Program (continued) - The Board reviewed the revised proposal from DSR (Distribution System Resources) for a water system valve exercising program. Director Peterson offered that the proposal looked the same as the previous one. The Operations Manager, Mr. Parker, advised that the pricing was changed to unit pricing to allow the District to determine the number of valves that will be exercised. The Board discussed and agreed with the exception of Director Arthurs that the District will opt out of the annual sewer main cleaning and videoing and move forward with a section of valves, with an upper spending limit of \$25,000. Mr. Parker was hopeful he could complete half of the west side valves for that amount.
- 2.7 District Systems Report - The Board reviewed the District Systems Report that was presented by Mr. Parker. Mr. Parker advised that both the Bannock and Red Rock

lift stations were having pump issues and were in the process of being repaired. The District Manager advised the Board that she had included a copy of the State Compliance Inspection results for the Sageport Wastewater Treatment Plant which were very good. The District Manager noted that there were no Major Findings or Other Findings identified. Director Maras offered that the results were great and should be noted in the meeting minutes.

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

The Board reviewed a request for consideration for a high water bill due to a leaking toilet. After discussion the Board agreed that as has historically been done in the past, to not bill over the second tier rate.

- 2.9 Audience Participation – There was not any audience participation.

- 2.10 Board Member Discussion Items - Director Maras noted that the Fiscal Year 2026 House Appropriations project submittal form for the Congressional 4th District of Colorado was included in the Board packet. He suggested that projects for the Sageport Water Treatment Plant (radium mitigation) and for the Sageport Wastewater Treatment Plant (State mandated improvements due to more stringent effluent limits) should be submitted. The District Manager advised that she would do the submittals for both projects, but she needed two letters of support from District 4 constituents. As constituents as opposed to PPWSD Board Members, Directors Maras, McCusker, Peterson and Arthurs volunteered to write letters of support.

3.0 Adjournment

A motion was made and seconded; (RESOLUTION 25-033) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 16:47.

ATTEST:

Tony Lucas, Vice President