



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

Regular Meeting – July 16, 2025

Board Members

Brian Arthurs
Tony Lucas
Julia McCusker
James Maras
Gary Peterson

Audience

Jimmy Godreg
Lynn Greene
Meghan McGuire
Steven Lechner

Staff / Consultants in Attendance

Diana Miller – District Manager
Will Parker – President, Semocor, Inc.
Melissa Keathley – Utility Assistant
Mark Morton – GMS Inc.

1.0 Call To Order

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

2.0 New Business, Open Items and Operational Status

2.1 Meeting Minutes – A motion was made and seconded; (RESOLUTION 25-058) TO APPROVE THE MINUTES OF THE JUNE 18, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT. The motion passed unanimously.

2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-059) TO APPROVE ELECTRONIC PAYMENTS DATED JUNE 23, 2025, IN THE AMOUNT OF \$23,394.00 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-060) TO APPROVE CHECKS 14532 THRU 14554 IN THE AMOUNT OF \$156,673.11 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14533, issued to Aqua Smart, Inc, Director Peterson requested additional information regarding the description associated with the check. Mr. Parker advised that Seaquest is an additive that coats pipes to mitigate corrosion.

In reference to check 14537, issued to Core & Main, Director Peterson requested additional information regarding the description associated with the check. The

District Manager advised that PRVs (Pressure Reducing Valves) were purchased not water meters.

In reference to check 14547 issued to Moore Engineering, Inc, Director Peterson requested additional information regarding the vendor. The District Manager advised that they were previously known as Lytle Water Solutions, LLC and they were taking water quality samples for the Poncho well.

In reference to check 14551, Director Maras requested additional information on the Glen Grove Well Rehab. Mr. Parker advised that the Glen Grove well had been cleaned and maintained.

In reference to check 14537, Director Maras requested additional information on the work done by Curtis, Justus & Zahedi, LLC. The District Manager advised that the expense was related to the attorney fees associated with the finalized water demand documents and finalizing the associated resolution to be approved by the Board and submitted to Douglas County.

In reference to check 14540, Director McCusker requested additional information on the hydrant repair. Mr. Parker advised that a portion of the hydrants had been repaired and paid for last month and the remaining repairs were completed this month.

In reference to check 14546, Director McCusker asked if the invoice from Level Engineering had been capitalized for the Poncho Well project. The District Manager advised that it had.

A motion was made and seconded; (RESOLUTION 25-061) TO RATIFY CONSENT AGENDA ITEMS DATED JUNE 20, 2025, IN THE AMOUNT OF \$7,557.88 AND CONSENT AGENDA ITEMS DATED JULY 4, 2025, IN THE AMOUNT OF \$8,096.13 AND CONSENT AGENDA ITEMS DATED JULY 18, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 Waucondah Bid Tabulation – Board members discussed the Bid Tabulations received for the Waucondah Wastewater Treatment Plant Upgrade. Director Maras offered a summary of the history of the project, going back to 2021 when it was discovered that the digester needed repair/replacement. At the time, the estimate was just over \$5,000,000. Director Maras recounted that an updated estimate in June 2025, came in at \$6,800,000 and if engineering fees are added the costs would be closer to \$9,000,000.

Director McCusker added that, in response to complaints from area homeowners, approximately \$1,000,000 has already been spent to mitigate the odor and noise from the plant. Further discussion continued regarding the number of homeowners in the area who report being affected by the odor and noise. Aside from the noise and odor, there are potential state violations that could occur if the discharge from the plant doesn't meet testing regulations, specifically the annual SOUR (Specific Oxygen Uptake Rate) test.

Board members discussed additional project costs outside of the scope of the bid; interest on the loan, contingency, debt issuance and additional engineering costs. Director Peterson asked Mr. Morton for an explanation for the difference between the June estimate and the recent bid. Mr. Morton offered that the increased costs are largely due to the equipment and material (contractors are concerned about tariffs) and labor (specialty workers are difficult to source). The Board asked Mr. Morton further questions regarding additional engineering fees, timing of project completion and timing for payment installments.

A motion was made and seconded; TO DELAY THE WAUCONDAH WASTEWATER TREATMENT UPGRADE PROJECT AND RELEASE THE LOWEST BIDDING CONTRACTOR. The motion did not pass; vote was 2 for, and 3 against.

- 2.4 Options for Cancelling Engineering Contracts for Waucondah WWTP, Sageport WWTP and Poncho Well – The Board discussed options for the 3 projects in various stages of completion.

A motion was made and seconded; (RESOLUTION 25-062) TO EXECUTE THE CONTRACT WITH PRINCIPLE ELECTRIC TO COMPLETE THE PONCHO WELL PROJECT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-063) TO EXECUTE THE CONTRACT WITH FISCHER ENTERPRISES, INC TO COMPLETE THE PONCHO WELL PROJECT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-064) TO EXECUTE THE CONTRACT WITH MOUNTAIN PEAK CONTROLS TO COMPLETE THE PONCHO WELL PROJECT. The motion passed unanimously.

- 2.5 Water Meter Install Update – Mr. Parker updated the board on the pilot testing for the Zenner meters. The District Manager added that now that the infrastructure is in place, a training meeting will be scheduled for the billing side of the system. The District Manager reported that meter installation estimates have been received from local businesses.
- 2.6 Radium Surcharge with New Taps – The District Manager offered that the surcharge for the Radium Mitigation Project should be included in the Water Development/Core Fee. The District Manager added that she would prepare a resolution for the next Board meeting.
- 2.7 LID Updates – Director Maras updated the board on Douglas County's progress on the three LIDs (Local Improvement District) in the District.
- 2.8 Spring Canyon LID – Possible lift station locations – The Board reviewed site options for the Spring Canyon lift station. The Board agreed that the best location would be at the District's Spring Canyon Gravel Pit property.
- 2.9 Poncho Well Startup – Director Maras informed the Board that a gate has been installed to secure the Poncho Well and the foot traffic has decreased significantly.

- 2.10 Project Funding – The Board discussed the funding that would be needed to complete the capital improvement projects at hand. It was determined further conversations should be held with DA Davison to get specifics regarding a 20-year loan for \$9 million and \$7 million, factoring in the current interest rate. The District Manager offered that there were 7 years remaining on the repayment of the current lease purchase agreement.
- 2.11 District Systems Report – The members of the Board reviewed the District Systems Report that was presented by Mr. Parker. Mr. Parker reported that a recent incident with the Sageport WTP Tazi box had prompted him to install a back-up battery and land line.
- 2.12 District Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.13 Audience Participation – An audience participant requested permission to install a septic system at 7100 Fox Circle, should she decide to purchase the land. The Board agreed that they would grant permission as the extension of the sewer main was cost prohibitive and sign an agreement at the next meeting should the purchase be finalized.
- 2.14 Board Member Discussion Items – Director McCusker reported that she had submitted a one page request to Raftelis to establish parameters for the completion of the rate study.
- 3.0 Adjournment** - A motion was made and seconded: (RESOLUTION 24-065) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 16:21.

Jim Maras, Secretary