



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

## **Regular Meeting – August 20, 2025**

### **Board Members Present**

Brian Arthurs  
Tony Lucas  
Julia McCusker  
James Maras  
Gary Peterson

### **Audience**

Melissa Reed  
Aaron Mathewson  
Carsley Bowman  
Tony Caterina  
Tyler

### **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 25-066) TO APPROVE THE MINUTES OF THE JULY 9, 2025, WORK SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-067) TO APPROVE THE MINUTES OF THE JULY 19, 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 25-068) TO APPROVE ELECTRONIC PAYMENTS DATED JULY 21, 2025, IN THE AMOUNT OF \$13,389.55 AND ELECTRONIC PAYMENTS DATED JULY 22, 2025, IN THE AMOUNT OF \$267.75 AND ELECTRONIC PAYMENTS DATED AUGUST 6, 2025, IN THE AMOUNT OF \$12,525.89 WHICH WERE PREVIOUSLY DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-069) TO APPROVE CHECKS 14555 THRU 14560 IN THE AMOUNT OF \$20,477.83 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14557, issued to Fischer Enterprises, Inc, Director Maras requested additional information regarding the description associated with the check. Mr. Parker advised that the drying beds at the Sageport Wastewater Treatment Plant needed rehabilitation and this expense was related to that dewatering effort.

A motion was made and seconded; (RESOLUTION 25-070) TO APPROVE CHECKS 14561 THRU 14588 IN THE AMOUNT OF \$124,972.07 TO BE DISBURSED FROM 1<sup>ST</sup> BANK. The motion passed unanimously.

In reference to check 14561, issued to Alpine Civil Construction, Director Maras requested additional information regarding the description associated with the check. Mr. Parker advised that the enclosure/control panel was for the Dakota well and the west side filter integration was integrating the old side and new side filtration systems at the Sageport Water Treatment Plant.

In reference to check 14578, issued to Margaret Maldonado, Director Peterson requested additional information regarding the description associated with the check. The District Manager advised that the property, unknown to the District, had changed ownership. Once the ownership change had been determined, the District refunded the payments made past the ownership change to the original owner Ms. Maldonado, and charged the correct owner.

In reference to check 14567 issued to Distribution System Resources, Director Maras requested additional information regarding the description associated with the check. Mr. Parker advised that this is final payment for the valve exercising agreement and that 244 valves had been inspected and exercised on the West side of the District. Mr. Parker offered that the project was within the agreed amount and the District would be provided with a list of recommended repairs/replacements.

A motion was made and seconded; (RESOLUTION 25-071) TO RATIFY CONSENT AGENDA ITEMS DATED AUGUST 1, 2025, IN THE AMOUNT OF \$8,634.38 AND CONSENT AGENDA ITEMS DATED AUGUST 15, 2025, IN THE AMOUNT OF \$7,557.88 WHICH WERE PREVIOUSLY DISBURSED FROM WELLS FARGO BANK. The motion passed unanimously.

- 2.3 PPWSD Reservoir Property and Spring Canyon Gravel Pit Property – Local Realtor, Tony Caterina, offered information regarding the valuations of the Perry Park Water and Sanitation District (PPWSD) reservoir property and the Spring Canyon gravel pit property as well as his expert opinion regarding the attributes and challenges associated with the sale of the properties.

Director Peterson summarized that the District would like to get a better understanding of the potential revenue that the District could receive by selling these properties. Director Peterson suggested the revenue would be designated to reduce the debt issuance for necessary capital improvement projects.

Mr. Caterina advised the board that he would like to move forward in assisting the District in the sale of the two properties. He requested that the board decide on the services they would like provided, then he will prepare a contract of engagement that meets the District's needs.

- 2.4 Waucondah Wastewater Treatment Plant Funding – The board discussed options for funding the Waucondah Wastewater Treatment Improvements project and deliberated on rejecting the bids from the lowest bidders for the project. Debt issuance calculations from DA Davidson were reviewed.

Director Peterson reminded board members that the low bid for the project was just over \$7.0 million. Funding the upgrades to the Waucondah Wastewater Treatment Plant would require debt issuance, however it would be advantageous to exhaust all potential revenue streams available to minimize the amount of debt required to fund the project. The board also discussed other options including offering a tap presale option for land owners located within newly-formed LID (Local Improvement District) areas of the District and installing smart meters to capture revenue being lost to unaccounted for water consumption. Increasing rates were also discussed as a source of revenue. Director Maras made a motion to increase the rates by \$75 per bimonthly billing cycle for all sewer customers. The motion was not seconded and therefore failed.

The board discussed the pros and cons of moving forward with the Waucondah Wastewater Treatment Plant. Director Maras emphasized that the associated debt required to move forward with the project would hamstring the District, unless rates were raised drastically. Director Peterson pointed out the liabilities associated with neglecting the 50-year-old equipment that the District relies on. The board requested Mr. Parker's position on the subject. Mr. Parker responded that state regulations were very unpredictable and that he was unable to comment with certainty. The board also requested feedback from Mark Morton, the engineer for the project. Mr. Morton offered potential ramifications of putting the project on hold and the associated costs. Director McCusker voiced that the project was not in a crisis state and that increasing the rates so quickly after the adoption of the radium mitigation fee would overwhelm many of the District's customers. The board discussed the feasibility of merging with another water district. Director Arthurs reminded the board that they made a commitment to customers to improve conditions at the Waucondah Wastewater Treatment Plant and it was imperative that the District upholds its promise. He urged the board to continue to consider revenue streams to offset the cost of the project.

A motion was made and seconded: (RESOLUTION 25-072) TO ACCEPT THE LOW BID ON THE WAUCONDAH WASTEWATER TREATMENT PLANT. The motion passed with a 3-2 vote.

- 2.5 Water Rights Valuation – The board reviewed the Water Rights Portfolio Estimated Valuation and Consumptive Use/Senior Ditch Rights Projections document. Director Maras highlighted senior water rights have recently been purchased in the \$40,000 per acre feet to \$50,000 per acre feet range.
- 2.6 Right of Way Vacation Tenderfoot Drive – The board reviewed the Presubmittal Review, provided by the Douglas County Department of Community Development, for the Public Right of Way Vacation request in Sage Port Filing 2. Director Maras advised the Board that the potential right of way vacation would impact the District, Jellystone Campground and himself as the current owner of the adjacent property. The Board did not make any commitments but because Director Maras the adjacent property owner is on the board, the board directed the District Manager to request

advice from the District's legal counsel to ensure that the Board is making a determination that is in the best interests of the entire District.

- 2.7 Smart Meters – The District Manager provided the Board with preliminary meter reading results for six of the ten test meters. The results for the six test meters provided a comparison of the consumption for June through July 2024 versus the same period this year. The District Manager offered that the training and support staff from Zenner were very knowledgeable and had been very good to work with. The District Manager offered that installation for all of the meters would take at least a year, adding that the number of meters inside of homes take much longer to schedule and install and are much more costly. Directors Maras and McCusker vehemently disagreed with the installation and suggested four months should be the target.
- 2.8 Water Development Fees – As a follow up to the discussion regarding sharing the cost of radium related capital improvements with undeveloped lots the following resolution was made and seconded;

#### **RESOLUTION 2025-08-001**

#### **A RESOLUTION OF THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT; ADJUSTING WATER DEVELOPMENT FEES**

WHEREAS, at a Public Meeting on May 21, 2025, the Board of Directors of the Perry Park Water and Sanitation District discussed the necessary improvements for the Sageport Water Treatment Plant (WTP) to reduce the naturally occurring combined Radium in raw water entering the Sageport Water Treatment Plant;

WHEREAS, the Board adopted (RESOLUTION 25-038) to assess a fee to fund the improvements required to reduce the combined Radium leaving the Sageport Water Treatment Plant;

WHEREAS, the Board has considered information from consultants and citizens regarding the adjustment of the Customer rates to fund the Radium WTP Upgrade Fee and agreed that the amount of \$1,656.00 would be assessed to fund the Sageport WTP Radium removal improvements;

WHEREAS, the Board discussed assessing the same fee to undeveloped lots in the District;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PERRY PARK WATER AND SANITATION DISTRICT, THAT ALL WATER CORE/DEVELOPMENT FEES BE INCREASED BY THE AMOUNT OF ONE THOUSAND SIX HUNDRED FIFTY-SIX DOLLARS AND NO CENTS (\$1,656.00) TO CONTRIBUTE TO THE SAGEPORT WTP RADIUM REMOVAL IMPROVEMENTS:

The motion passed unanimously.

- 2.9 District Systems Report – The members of the board reviewed the District Systems Report that was presented by Mr. Parker.

- 2.10 District Staff Report – The members of the board reviewed the Monthly Staff Report that was presented by the District Manager.
- 2.11 Audience Participation – The Board received feedback from the three audience members who attended the Board meeting in person Ms. Reed, Mr. Mathewson and Mr. Bowman. The question of a 20 year lease purchase agreement versus a 30 year bond was discussed. Director Peterson offered that the board had previously evaluated a 30 year bond versus a 20 year lease purchase agreement. After weighing the pros and cons the board concluded that the cost of holding an election (required for a bond) and other legal costs are not as cost effective as a lease purchase agreement. Included in that discussion was the consideration that a bond may not be approved by the voters in the district, which would necessitate a lease purchase agreement anyway. The reality with a 20 year payback is the interest is much less than a 30 year payback. They suggested that improved community outreach and accountability were necessary.
- 2.12 Board Member Discussion Items – There was none.
- 3.0 Adjournment** - A motion was made and seconded: (RESOLUTION 25-073) TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting was adjourned at 17:10.

---

Jim Maras, Secretary