



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

Regular Meeting – February 19, 2025

Board Members Present

Gary Peterson
Brian Arthurs
Tony Lucas
Julia McCusker
James Maras

Visitors

Nate Ericksen (via zoom)
Chris Stryker – Western
Slope Towers, LLC

Staff / Consultants in Attendance

Melissa Keathley – Administrative Assistant
Diana Miller – District Manager
Will Parker – President, Semocor, Inc.
Ashley Zahedi – Curtis, Justus & Zahedi, LLC

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 25-009) TO APPROVE THE MINUTES OF THE JANUARY 15, 2025, REGULAR BOARD MEETING OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-010) TO APPROVE THE MINUTES OF FEBRUARY 4, 2025, WORK SESSION OF THE PERRY PARK WATER AND SANITATION DISTRICT AS PRESENTED. The motion passed unanimously.

- 2.2 Disbursements – A motion was made and seconded; (RESOLUTION 25-011) TO APPROVE ELECTRONIC PAYMENTS DATED JANUARY 23, 2025 IN THE AMOUNT OF \$19,598.37 WHICH WERE PREVIOUSLY DISBURSED FROM 1ST BANK. The motion passed unanimously.

A motion was made and seconded; (RESOLUTION 25-012) TO APPROVE CHECKS 14389 THRU 14418 IN THE AMOUNT OF \$491,664.09 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14389, issued to Badger Daylighting Corp., Director Maras requested additional information on the water line locate. Mr. Parker advised that

Semocor had received a work order from the District to find the Customers' curb stop to shut their water off, because the Customer had been noticing lower pressure and hearing noise coming from their water service line. Mr. Parker offered that Semocor had spent five-man hours trying to unsuccessfully locate the curb stop, they had brought in a professional locating company who was also unsuccessful and finally they brought in Badger Daylighting for a vac truck, which was also unsuccessful. The District Manager advised that this was item J on the agenda and that the District and Semocor were looking for guidance from the Board before spending any additional funds. The Board discussed and requested that the District Manager advise the Customer that they should wait until spring when the ground thaws and try again.

In reference to check 14394, issued to Core & Main, LP, Director Maras requested additional information on the 3" Fire Hydrant Meter. The District Manager offered that the District rents three hydrant meters for construction water use. The District Manager added that one of three hydrant meters quit working and due to it's age no replacement parts were available, so the District purchased a new one.

In reference to check 14398, issued to Fischer Enterprises, Inc., Director Peterson asked why the District was funding a water service repair on Bear Dance Drive. Mr. Parker offered that the water line repair was on the District's side of the water line.

In reference to check 14400, issued to Gen-Tech of Colorado, LLC, Director Peterson requested clarification on why there are so many generator related expenses this billing cycle. Mr. Parker offered that the District schedules routine generator maintenance twice a year. Mr. Parker added that often during the scheduled maintenance, needed repairs are identified. As most of our generators are over 25 years old, more repairs are identified.

In reference to check 14406, issued to Meyer & Sams, Inc., Director Maras noted the large expenditure for the Waucondah WWTP Improvements Phase 2 effort. The District Manager advised that this billing is for six months, which is why it appears so high.

In reference to check 14407, issued to Moore Engineering, Inc., Director Maras requested clarification on the Year End Water Reset. The District Manager offered that Moore Engineering, formerly known as Lytle Water Solutions, LLC, reset the water augmentation spreadsheet to the new water year.

In reference to check 14413, issued to SPWRAP (South Plate Water Related Activities Program), Director Arthurs requested additional information. The District Manager advised that SPWRAP is a not-for-profit company, established by Colorado users for the purpose of representing water users' interests. Director Arthurs requested clarification on how annual dues are determined. The District Manager offered that they are a five year average of the water treated at the Sageport WTP (Water Treatment Plant) and the Glen Grove WTP.

A motion was made and seconded; (RESOLUTION 25-013) TO APPROVE CHECKS 14419 THRU 14425 IN THE AMOUNT OF \$183,435.72 TO BE DISBURSED FROM 1ST BANK. The motion passed unanimously.

In reference to check 14421, issued to Curtis, Justus & Zahedi, LLC, Director Maras requested clarification on the billing for the Non-Trib Wells Memo. The District Manager said she would get the billing information for the Board's review.

A motion was made and seconded; (RESOLUTION 25-014) TO RATIFY CONSENT AGENDA ITEMS DATED 01/03/2025, IN THE AMOUNT OF \$7,409.67 AND CONSENT AGENDA ITEMS DATED 01/17/2025, IN THE AMOUNT OF \$7,557.88, AND CONSENT AGENDA ITEMS DATED 01/31/2025, IN THE AMOUNT OF \$8,096.13, 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 Changing Location for the 2025 Regular District Election. A motion was made and seconded; (RESOLUTION 25-015) TO APPROVE THE RESOLUTION CALLING FOR CHANGING LOCATION FOR THE 2025 REGULAR DISTRICT ELECTION. The motion passed unanimously.
- 2.4 Cell Tower Proposal – Chris Stryker of Western Slope Towers, LLC offered information regarding the possibility of locating a cell tower on one of the District's water tank properties. The discussion included an explanation of location and height restriction issues that are yet to be fully resolved. At the request of Director Peterson, Mr. Stryker explained the process that would ensue should a site be selected and associated issues be rectified. Director Peterson requested clarification regarding the anticipated monthly revenue should the cell tower come into fruition, Mr. Stryker estimated it to be \$800 - \$1200 depending on cell service provider participation.
- 2.5 Does the Board want to move forward with Sigler Communications to produce Newsletters and Consumer Confidence Reports – After consideration and discussion, the Board agreed that Siglar Communications should continue with the Consumer Confidence Report as well as a biannual newsletter (rather than quarterly). Director Peterson asked the board to give input on the newsletter topics. Director Lucas requested that the District Manager devote resources to collecting additional e-mail addresses to reduce future mailing expenses.
- 2.6 Executive Session – A motion was made and seconded; (RESOLUTION 25-016); TO ENTER AN EXECUTIVE SESSION TO DISCUSS THE FOLLOWING ISSUES WITH LEGAL COUNSEL: Pursuant to Colorado Revised Statutes § 24-6-402, at subsection 4(b) to go into executive session for the purpose of receiving legal advice from the District's attorney relating to water permit and pumping concerns, the District's compliance with the Colorado Primary Drinking Water Regulations, Proposed IGA Agreement with Douglas County and other related legal issues.

The public meeting was reconvened at 15:15.

- 2.7 Draft IGA for Gove Ditch Repairs with Douglas County – Discussed in Executive Session.
- 2.8 Impacts of Colorado Supreme Court decision re: well pumping limits/permits – Discussed in Executive Session.

- 2.9 Unable to locate curb stop and water service line – 6100 Apache Drive – This item was discussed at length earlier in the meeting upon questions from the Board regarding related expenses to the issue. It was revealed to the Board that a customer complaint of water-related noise heard in the home eventually led to the discovery that the water main/shut-off to the home has not been found despite considerable effort and expense. The Board agreed that the District should monitor the water usage on a biweekly basis until warmer months, when the issue would potentially be easier and less costly to resolve.
- 2.10 Water meters – Discuss next steps – The Board requested feedback from the District Manager and Mr. Parker on their thoughts on the cellular versus mesh metering systems that they evaluated. Both the District Manager and Mr. Parker agreed that the mesh system would function the best for the District. Mr. Parker suggested to the Board that because of the volume of meters installed outside of meter pits, installation would be more costly and challenging than anticipated. Director McCusker emphasized that the District needs to move forward with this effort.
- 2.11 Execute Professional Services Agreement for PELS – The Board discussed the Professional Services Agreement for PELS (Preliminary Effluent Limitations) with GMS. Director Peterson expressed his frustration at the District spending funds to seemingly do work that the Colorado Department of Public Health and Environment should be doing. A motion was made and seconded; (RESOLUTION 25-017): TO EXECUTE THE AGREEMENT WITH GMS, INC. IN THE AMOUNT OF \$23,500 FOR THE APPLICANT-PREPARED PRELIMINARY EFFLUENT LIMITATIONS. The motion passed unanimously.
- 2.12 Review Sageport WTP Radium Removal Cost Estimates – The Board reviewed proposals from GMS, Inc. and TST Infrastructure for radium treatment design proposals. A motion was made and seconded; (RESOLUTION 25-018): TO AWARD THE PROJECT TO TST INFRASTRUCTURE FOR THE SAGEPORT WTP RADIUM TREATMENT DESIGN PROPOSAL. Passed unanimously.
- 2.13 District Systems Report – The members of the Board reviewed the Monthly District Systems Report. Mr. Parker advised the Board that the battery charger at the Sageport WTP had been replaced. Mr. Parker noted that radium sampling had been completed in January. Mr. Parker advised that the Sageport WWTP had exceeded its Phosphorus effluent level for 2024.
- 2.14 District Staff Report – The members of the Board reviewed the Monthly Staff Report that was presented by the District Manager. Director Arthurs noted that the bank transfers previously requested were completed.
- 2.15 Audience Participation – There was none.
- 2.16 Board Member Discussion Items – Director Lucas stated that he had made the adjustments to the 2023 audit as identified during the 2023 audit preparation. He requested that a quarterly audit with adjusting journal entries be considered. The other Board Members were not in agreement.

Director Arthurs presented a draft resolution that he had prepare stating that the District opposes the Sandstone Ranch Camping initiative being explored by Douglas County. Suggestions regarding edits were offered.

Director Peterson proposed that the Board approve a rate increase in the next 2-4 months and requested a special meeting be scheduled to further discuss.

Director Arthurs reported that he attended the recent Perry Park Metro District Board meeting and noted the Board should expect payment for the water usage following the burn of the slash pile earlier this year.

3.0 Adjournment- A motion was made and seconded; (RESOLUTION 25-019); TO ADJOURN THE REGULAR MEETING. The motion passed unanimously. The meeting adjourned at 16:48.

ATTEST:

Tony Lucas, Vice President