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

Work Session – October 6, 2025

Board Members Present
Gary Peterson
Brian Arthurs
Tony Lucas
Julia McCusker
James Maras

In-Person Guests
1. Aaron Mathewson
2. Mitch Seybold
3. Catherine Lennox
4. Steve – *online guest*

Staff / Consultants in Attendance

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

1.0 Call To Order

The Work Session was called to order at 13:03.

2.0 Discuss Funding and Revenue Options

The board discussed funding and revenue options to support a decision regarding the loan amount to be secured for the Waucondah Wastewater Treatment Plant improvements.

Results of the rate study conducted by Raftellis, the outside consulting firm hired for the analysis, were reviewed. The board agreed that further explanation and analysis was warranted as the calculations supporting the results did not appear consistent with the district's current budget and other financial information. Director Maras and Director McCusker agreed to meet to discuss the district's cash balances, incoming revenue, operating expenses and the initial draft of the Capital Improvement Plan prepared by GMS, Inc.

The board reviewed information provided by the District's real estate consultant regarding the value of a District-owned, 38 acre parcel near Perry Park Ranch, purchased as a future reservoir site. Discussions followed regarding the logic of selling the property to off-set capital improvement projects, because of the location of the property downstream of the Waucondah Wastewater Treatment Plant. The board determined that a consultation with the district's water professionals was warranted for further assessment of the property as a reservoir location.

The board reviewed financial information prepared by D.A. Davidson.

Board members discussed that offering a pre-sale incentive for tap and development fees for property owners is an option for increasing revenue in the short-term. The board agreed that a full evaluation of existing tap and development fees should be done prior to any changes to tap and development fee policy.

3.0 Adjournment – The work session adjourned at 15:07.

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Jim Maras, Secretary