



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

## **Work Session – December 1, 2025**

### **Board Members Present**

Gary Peterson  
Brian Arthurs  
Tony Lucas  
Julia McCusker  
James Maras

### **In-Person Guests**

Aaron Matthewson

### **Staff / Consultants in Attendance**

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

### **1.0 Call To Order**

The Work Session was called to order at 9:00.

### **2.0 Funding Options and 2026 Budget**

The board evaluated recent findings from the rate study conducted by Raftelis and discussed the framework for the necessary rate increase to support loan payments associated with completing the Waucondah Wastewater Treatment Plant (WWTP) upgrades. Members considered strategies to help customers better understand the details of their bills, including an additional category and the re-design or improvement to the existing postcard format to improve transparency. The board also briefly reviewed the Capital Improvement Plan and examined how its recommended improvements could impact both rates and funding needs. The District Manager noted that further information regarding the WWTP upgrade loan would be available for the December Board meeting.

Director Peterson proposed a strategy to address the anticipated rate increase by lowering the Radium Water Treatment Plant Upgrade Fee. Mr. Parker updated the board, stating that the radium mitigation project is proceeding according to schedule. Although State approval of the plans is still pending, he does not expect any delays given the project's scope. He recommended that the board maintain the scheduled collection of project funds, as construction may commence in January.

Director Peterson facilitated a board discussion concerning a potential adjustment to tap and development fees. To efficiently address the matter, the board considered implementing a uniform percentage increase across all segments of the tap fee



schedule. Director McCusker volunteered to prepare and present a draft of the revised tap and development fee schedule at the next board meeting.

A motion was made and seconded: (RESOLUTION 25-099) TO ADJOURN THE WORK SESSION AND ENTER THE EXECUTIVE SESSION. The motion passed unanimously. The meeting was adjourned at 10:21.

Board members entered the Executive Session to conference with an attorney for the public entity and for the purpose of receiving legal advice on specific legal questions as authorized by §24-6-402(4)(b) C.R.S., specifically to obtain legal advice regarding a potential water tank site on the east side of the district.

Upon conclusion of the Executive Session, the board returned to the Work Session.

The board members addressed the remaining procedures and logistical details required to secure the loan for the WWTP upgrades.

Director Arthurs outlined several important factors for the board's attention concerning the finalization of the 2026 budget, including the integration of the proposed rate increase and the management of incoming loan funds alongside their related expenditures.

**3.0 Adjournment** – The work session adjourned at 11:10.

---

Jim Maras, Secretary