RECORD OF PROCEEDINGS

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

REGULAR MEETING OF THE BOARD OF DIRECTORS

June 25, 2026

The regular meeting of the Board of Directors of the Cherry Creek Valley Water and Sanitation District was held at the District Office, 2325 S. Wabash Street, Arapahoe County, Colorado, at 6:00 pm on June 25, 2026.

PRESENT

Mark Lampert - Chairman
Brad Rastall – Vice Chairman
Ken Jensen – Secretary/Treasurer
Frederick Norman – Assistant Secretary/Treasurer, by phone
Candace Merrell - Director
Lisa Glenn – District Manager
John Engel – Assistant Manager, ORC
Elizabeth Marsh – Office Manager
Darryl Farrington – Semple, Farrington, Everall, & Case PC
Eric Hein – AE2S
Steve Ravel – AE2S
Christine McLeod – Haynie & Company
Chris Sing – Applewood Plumbing Heating & Electric
Safi Daoud – Property Owner, Denver Motors
Sami Adlan – Denver Motors

Chairman Lampert called the regular meeting to order at 6:03 pm.

The Board unanimously approved the amended agenda to include Water Turn On After Hours and Late Fees on Past Due Bills in the Operations Report and Multi-Family Nonpayment Legal Advice in Executive Session.

Chairman Lampert opened the meeting for public comment at 6:05 pm.

Chris Sing from Applewood Plumbing was in attendance to discuss a fine they received for entering the meter pit at a residential address in the District. He said the service line is the property owner's responsibility and not part of the District system, so the District can't restrict access to the meter pit. District legal counsel Darryl Farrington will do some research and report back to the Board and District staff will notify Mr. Sing of

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the findings. Mr. Sing thanked the Board and left the meeting at 6:29 pm.

Denver Motors business owner Sami Adlan and property owner Safi Dauod were in attendance to discuss the sand and oil interceptor (SOI) fines received at Denver Motors. The District sent out several letters in April requiring Denver Motors to pump out the sand and oil interceptor for inspection. The letters were ignored and were sent out again in May. Fines were issued both months since there was no response. However, Denver Motors did pump out the SOI May 5th and is now in compliance. The District will retain the first paid fine since there was no response to District letters in April. The Board unanimously approved issuing a refund for the second paid fine since Denver Motors pumped out the SOI and passed the inspection in early May. Mr. Adlan and Mr. Dauod thanked the Board and District staff and left the meeting at 6:43 pm.

Chairman Lampert closed the meeting for public comment at 6:43 pm.

Christine McLeod with Haynie & Company presented the 2025 Draft Audited Financial Statements prepared by Manager Glenn. There were no material misstatements on the financial statements, no adjustments made, no uncorrected or corrected misstatements, no disagreements with management, and no difficulties encountered during the audit. There was a positive change in 2025 Net Position of $3.1 million mainly due to Investment Earnings and System Development Fees. Management must sign the management representation letter, then Haynie will issue an unmodified audit opinion on the financial statements. The Board accepted the 2025 Draft Audited Financial Statements. Mrs. McLeod and Manager Glenn both expressed gratitude for the ease in everyone working together on the audit. Mrs. McLeod left the meeting at 6:58 pm.

The Board unanimously approved the consent agenda consisting of the May 28, 2026 minutes, the May 2026 Financial Report, and the May 2026 Payment of Bills.

Mr. Hein presented his Engineering Report:

Developer Projects:

- Tree Farm – Denver Water provided administrative comments on their first formal review. The comments do not affect the District approved design. Developer's surveyor is updating easement legal descriptions and exhibits.
- Arcadia – Developer working on the punch list items. Modifications made to manhole flow channels are acceptable.
- 7-11 – Close to starting construction.

Capital Improvement Projects:

- Three Master Meter Vault Rehab Projects – Reviewing material and equipment submittals. Completed site visit with contractor. The contractor is working on obtaining permits. Construction should start early July.

- Arkansas Master Meter Vault – An excessive deflection in a coupling joint indicates substantial settling outside the vault and requires immediate repair. Design drawings were prepared to facilitate obtaining a quote. A suspected faulty check valve will also be replaced.
- Dayton Street Sewer – City of Aurora provided minor comments to the 90% design plans and stormwater management plan and also approved the license agreement for utility crossings. The next submittal should be the last one before city approval. Metro Water Recovery provided comments on the plans and bypass discharge to Metro's main during the project will be coordinated.
- Sewer Main CIPP Projects – Flow and capacity analysis of the sewer main in Florida west of Parker Rd to Quebec Wy has adequate capacity for CIPP lining. A task order for design and bidding services will be submitted for District review for 2026 CIPP projects.
- Pump Station Abandonment – Draft design is mostly complete and will be ready for District review in a week or so.

Mr. Engel presented the Operations Report:

- <u>Backflow Devices and Testing</u> – Backflow test reports received are currently at 41% complete for 2026.
- <u>Grease and Sand & Oil Interceptors</u> – Updates to grease traps and sand and oil interceptors were summarized to the Board.
  - Popeyes 2150 S Quebec St, Massino's Pizzaria 7531 E Iliff Ave, 7-11 1120 S Parker Rd have not pumped their tanks and have been fined.
  - New/Remodel Grease/Sand & Oil Interceptors Installs:
    - Nazar Market 1842 S Parker Rd – West half passed inspection. East half to be inspected after construction complete.
    - ZamZam International Market remodel 7449 E Iliff Ave – Plans in review with Arapahoe County.
    - Sonder Coffee & Tea Variance 9731 E Iliff Ave – Plans have not been received within 30 days of granted variance.
    - Highline Lounge 7950 E Mississippi Ave – Plans were received within 30 days of granted variance.
    - Jiffy Lube 7697 E Iliff Ave - Plans have not been received within 30 days of granted variance.
    - Almostafa International Market 2159 S Parker Rd – Have not installed a grease trap as ordered. Have been fined. No response.
    - Denver Jewish Day School 2450 S Wabash St – Variance granted for

internal grease trap. Letter sent requiring plans in 30 days and installation in 60 days.

- Conveyances – The following conveyances have not been accepted by the District.
  - Dayton Street Townhomes (S Dayton St & E Idaho Pl) – No response from the developer to schedule sewer main jetting and CCTV.
  - Elevations at High Line East (between E Colorado Ave and E Mexico Ave east of S Beeler St) – Conveyance document being prepared.
- Irrigation Violations – The Board unanimously approved the fine schedule below for watering rule violations effective July 6, 2026:
  - First violation Verbal warning
  - Second violation $250 fine
  - Third violation $500 fine
  - Fourth violation $1,000 fine
  - Fifth violation Possible water shut off
- Proposed Turn Off/On Fees – The Board unanimously approved the fee schedule below for turning water off and on at the meter for routine maintenance done by customers on their internal plumbing.
  - 0.75” and 1” meters - $25 each trip, $50 total for off/on
  - 1.5” and 2.0” meters - $50 each trip, $100 total for off/on
  - 3.0” and 4.0” meters - $100 each trip, $200 total for off/on
  - 6.0” meters - $200 each trip, $400 total for off/on
  - $200 additional after-hours fee
- Water Turn On After Hours – discussed in off/on fee topic.
- Late Payment Fee Increase – The Board will consider increasing the late payment fee at the July 2026 Board meeting.

Mrs. Glenn presented the Manager’s Report:

- Construction Projects Worksheets – The spreadsheet was changed to reflect AE2S engineering fees for the Dayton Sewer Project and Three Master Meter Vaults Project and the City of Aurora License Agreement Fee for the Dayton Sewer Project.
- AE2S Task Order 6 – The Board unanimously approved this task order for manager signature for AE2S to design and prepare plans and prepare the bid documents to replace the Iowa sewer main from Dayton to Beeler, then south on Beeler to Mexico.
- AE2S Task Order 4 Amendment – The Board unanimously approved this task order amendment for manager signature for the construction and record drawings of the Three Master Meter Vault Rehab Projects.

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- Emergency Response Plan Proposal – The Board unanimously approved Hazen and Sawyer's ERP proposal in the amount of $26,261.12 and tabletop training exercises in the amount of $15,442.24.
- 2026 Customer Usage – Customers have decreased consumption by 15.2% in May 2026 compared to May 2025, which is close to the 20% target requested by Denver Water.
- Denver Water Current Conditions – The District is a master meter distributor of Denver Water. As of June 22, 2026 Denver Water reservoir storage is 81% full compared to 95% last year and 97% historical average. Reservoir storage is expected to decline and spring 2027 reservoir storage is expected to be about 64-65% full which is dependent on the 2026-27 snowpack.

The Board unanimously voted to enter into executive session at 8:28 pm with the District's general counsel Darryl Farrington, to receive legal advice regarding multi-family nonpayment, as authorized by CRS 24-6-402(4)(b), conference with legal counsel. The District's Manager, Assistant Manager, and other designated individuals were asked to join the Board in the executive session. Mr. Farrington stated that this executive session was not required to be recorded because it is covered by the attorney client privilege, and the recorder was turned off. Chairman Lampert declared the Board out of executive session at 8:44 pm.

Elizabeth Marsh, Darryl Farrington, Eric Hein, and Steve Ravel left the meeting at 8:44 pm.

The Board unanimously voted to enter into executive session at 8:45 pm to discuss employee compensation as authorized by CRS 24-6-402(4)(f), personnel matters. The District's Manager and Assistant Manager were asked to join the Board in the executive session. This executive session was recorded. Chairman Lampert declared the Board out of executive session at 9:00 pm.

The Board agreed to increase Office Manager Elizabeth Marsh's hourly wage and Backflow Specialist/Administrative Assistant Patricia VanCleave's hourly wage as recommended by Manager Glenn effective June 29, 2026.

There being no further business, the Board unanimously voted to adjourn at 9:00 pm.

READ AND APPROVED__________________________DATED __________________