

# RECORD OF PROCEEDINGS

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## CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

### REGULAR MEETING OF THE BOARD OF DIRECTORS

June 26, 2025

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 26, 2025.

#### **PRESENT**

Mark Lampert – Chairman  
Brad Rastall – Vice Chairman  
Ken Jensen – Secretary/Treasurer  
Frederick Norman – Assistant Secretary/Treasurer  
Candace Merrell - Director  
Lisa Glenn – District Manager  
John Engel – Assistant Manager  
Elizabeth Marsh – Office Manager  
Darryl Farrington – Semple, Farrington, Everall, & Case PC  
Eric Hein – Merrick & Company  
Greg Ingalls – Haynie & Company

Chairman Lampert called the regular meeting to order at 6:06 pm.

The Board unanimously approved the agenda.

Mr. Ingalls with Haynie & Company presented the 2024 Draft Audited Financial Statements to the Board. 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 Net Position for 2024 of just over \$2.3 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 draft of the 2024 Audited Financial Statements. Mr. Ingalls left the meeting at 6:28 pm.

The Board unanimously approved the consent agenda consisting of the May 22, 2025 Regular Minutes, the June 3, 2025 Special Minutes, the May 2025 Financial Report and May 2025 Payment of Bills.

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON June 26, 2025; CONTINUED

Chairman Lampert opened and closed the meeting for public comment at 6:28 pm since there were no members of the public present.

Mr. Hein presented his engineering report:

#### Developer Projects:

- 7-Eleven – Reviewed updated utility plans and granted conditional approval for water design to be submitted to Denver Water. They will provide fixture counts for sizing and quoting for water and sewer taps and fees.
- Trailside Townhomes – Reviewed the water and sanitary service designs and provided comments to the developer.
- Dayton St. Townhomes – Completed a site walk to identify punchlist items for developer to complete prior to District accepting conveyance of water and sewer lines.
- Oleson Properties – Met with developer at the District office to discuss water and sewer service options for single family home infill development.

#### Capital Improvement Projects:

- 1865 S Quebec Wy and 1210 S Quebec St Master Meter Vault Rehabilitation – Design plans have been resubmitted to Arapahoe county for final review. This project will be advertised for bidding soon.
- E Evans Ct Water Main Replacement – Mid City Corporation has signed the construction contract and arranged for bonds. The construction is scheduled to begin at the end of July and expected to take 3-4 weeks.
- Syracuse Wy/Valentia Master Meter Vault Rehabilitation – T Lowell Construction has signed the construction contract and arranged for bonds. They have placed purchase orders for long lead time equipment and construction is scheduled to begin in the fall.
- Dayton St Sewer from Iowa to Mississippi – The draft design is complete. GEI is scheduled to begin borings on Monday June 30th.

Mr. Engel presented his Operations Report:

- Meter Reading Upgrade Project – the project is almost complete. There are 6 lids left to install and new endpoints for the master meter vaults will be installed at the same time as the vault rehab scheduled for later this summer.
- Backflow Devices and Testing – Backflow test reports received are currently at 62% complete for 2025.
- Grease and Sand & Oil Interceptors – Grease and sand & oil interceptor inspection reminder notices were sent mid-March with only nine responses. A second letter is being drafted to better explain the District requirements.

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON June 26, 2025; CONTINUED

- Wabash Marketplace 8400-8450 E Iliff Ave - is now in compliance.
- Nazar Market 1842 S Parker Rd - still waiting on detailed plumbing plans. They plan to acquire the J Noodles space and use the existing grease trap.
- Mi High Halal Market 7950 E Mississippi Ave - No change since last month. Their grease trap is insufficient and cannot meet requirements. A letter was sent requiring the installation of a new grease interceptor within 90 days.

Mrs. Glenn presented the Manager's report:

- Construction Projects Worksheets – Meter Reading System upgrade final invoice to UMS was paid in June. The project completed under budget by approximately \$49,000.
- Elcar Pickle Farm – A copy of the letter sent to the owners directing them to connect to the District's water supply for drinking water was provided to the Board. A meeting is scheduled for Friday 6/27/2025 at the District office with District staff and the property owners.
- Private Lines – Developers from Dayton St. Townhomes, East Virginia Village, Highline Village have reached out to verify punchlist items and it appears the punchlist repairs will be made.
- Rate Study – District staff had a meeting with RG and Associates on June 13, 2025. RG presented the rate spreadsheet in progress. The spreadsheet will be able to present tiered rate structure and flat rate analysis for the rate study. RG and Associates will attend the August Board meeting to present the rate study and answer any questions the Board has.
- Denver Water Integrated Service Agreement – The agreement has been signed by the District and Denver Water.
- 2673 Lima St – Closing completed on June 25, 2025.
- Investments – Mrs. Glenn made a transfer for \$1.2 million from the District operating account to the money market account.

There being no further business, the Board unanimously voted to adjourn at 7:27 pm.

READ AND APPROVED \_\_\_\_\_ DATED \_\_\_\_\_