

RECORD OF PROCEEDINGS

CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

REGULAR MEETING OF THE BOARD OF DIRECTORS

April 21, 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 April 21, 2026.

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, ORC
Elizabeth Marsh – Office Manager
Darryl Farrington – Semple, Farrington, Everall, & Case PC
Eric Hein – AE2S
Bruce Lytle – Moore Engineering
Justin Lewis – Sonic Restaurant

Chairman Lampert called the regular meeting to order at 6:01 pm.

Chairman Lampert requested that the agenda be amended by the addition of budget discussion at the end of the Manager's report. The Board unanimously approved the agenda with that amendment.

Chairman Lampert opened the meeting for public comment at 6:03 pm.

Justin Lewis, area supervisor of the Sonic restaurant on E Iliff Ave, was present to discuss the grease trap fine received. Sonic was fined for not responding to multiple letters from the District requesting that they pump out their grease trap for District inspection. Mr. Lewis said Sonic tries to stay on good terms with the City (and other jurisdictions). He asked if Sonic provides receipts for pumping out the grease trap in the recent past and does the pumping again for District inspection, would the District consider reducing the fine. The Board said the District would consider reducing the fine if Sonic pumps out the grease trap in the next week for District inspection, and if any repairs need to be made, that those repairs be done within the time requested by the

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON APRIL 21, 2026; CONTINUED

District. Mr. Engel clarified that the District would also like have the receipts for the last two or three pump-outs of the grease interceptor. Mr. Lewis confirmed that he would provide those. Mr. Lewis thanked the Board and left the meeting at 6:18 pm.

Chairman Lampert closed the meeting for public comment at 6:18 pm.

The Board unanimously voted to enter into executive session at 6:20 pm with the District's general counsel Darryl Farrington, to receive legal advice regarding well test results and the District's communication with individual domestic and commercial well owners within the District, as authorized by CRS 24-6-402(4)(b), conference with legal counsel. The District's water consultant Bruce Lytle of Moore Engineering, 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 6:56 pm. The Board thanked Mr. Lytle for his time and he left the meeting at 6:56 pm.

The Board unanimously approved the consent agenda consisting of the March 26, 2026 minutes, the March 2026 Financial Report, and the March 2026 Payment of Bills.

Mr. Hein presented his engineering report:

Developer Projects:

- Pickle Farm – Water tap sizing is complete and the developer is making its first submittal to Denver Water for review.
- 2153 S Wabash Fireline – Reviewing tap sizing calculations submitted by developer.
- Tree Farm – Meeting with developer and District April 20th to discuss easement requirements and first round of Denver Water review comments.
- Dayton Point – Reviewed design concept for upcoming Dayton Street sewer capital improvement project.
- Arcadia – Completed first punch list walkthrough April 16th and submitted those comments to the developer to address.

Capital Improvement Projects:

- Three Master Meter Vault Rehab Projects – Notice of Award given to Concrete Works of Colorado in the amount of \$528,555. Contract and bonds will be executed within two weeks, followed by material and equipment submittal and review. The contractor should be ready to start construction by the end of May.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON APRIL 21, 2026; CONTINUED

- Dayton Street Sewer – Comments being incorporated for possible final design approval by the City of Aurora. Preparing stormwater pollution prevention plan as requested by Aurora. Compiling required documents for Aurora license agreement where the District crosses Aurora utilities.

Mr. Engel presented the Operations Report:

- Backflow Devices and Testing – Backflow test reports received are currently at 9% complete for 2026.
- Grease and Sand & Oil Interceptors –
Nazar Market at 1842 S Parker Rd - Arapahoe County plumbing permit was issued March 20, 2026. West half passed District inspection, east half to be inspected soon.
ZamZam International Market at 7449 E Iliff Ave – Arapahoe County plumbing permit still in review.
Ugly Rice at 8450 E Iliff Ave – Arapahoe County plumbing permit was issued April 2, 2026. Ugly Rice rerouted internal plumbing and tied into the existing grease trap.

The Board unanimously approved grease trap variances for:

- Sonder Coffee & Tea at 9731 E Iliff Ave. The variance will allow for an internal grease trap on their three-compartment sink since their pastries are premade and most of their drink additives are in to go cups. They wash some dishes on site.
- Highline Lounge at 7950 E Mississippi Ave. They have a limited-use food sale license and serve frozen pizzas, nachos, and host occasional potlucks. The variance will allow for an internal grease trap on their three-compartment sink since their food is all premade.
- Jiffy Lube at 7697 E Iliff Ave. They have no floor drains and use a mop sink for disposing of greasy water from mopping the shop floor. The variance will allow for an internal sand and oil separator on the mop sink.

Almostafa International Market at 2159 S Parker Rd is a full-service market and bakery. They must install a grease trap because they have a large butcher shop, kitchen, meat locker, large clay oven, and bake pastries and bread products that all contain fats, oils and grease.

- Conveyances – The following conveyances have not been accepted by the District. No change from last month.
 - Dayton Street Townhomes (S Dayton St & E Idaho Pl) – The developer said sewer main jetting and CCTV will be scheduled in April 2026.
 - Elevations at High Line East (between E Colorado Ave and E Mexico Ave east of S Beeler St) – The developer has one item to address.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON APRIL 21, 2026; CONTINUED

- Hydrant Water Theft – Arcadia multi-family was issued a \$1,000 fine for a sheet rock company subcontractor that was caught stealing hydrant water on April 16th.

Mrs. Glenn presented the Manager's report:

- Three Master Meter Vault Rehab Project – Management agrees with Eric Hein's recommendation to award this project to Concrete Works of Colorado.
- Construction Projects Worksheets – The spreadsheet was changed to reflect payment to the City of Aurora for the Dayton St Sewer plan review fee.
- Denver Water Current Conditions, Drought Response, and Drought Pricing – The District is a master meter distributor of Denver Water. In addition to the Stage 1 Drought response issued by Denver Water March 25, 2026, on April 8, 2026 the Denver Water Board approved drought pricing of \$1.65 per thousand gallons above average winter consumption for master meter distributors. Drought pricing becomes effective on June 2026 bills for May 2026 consumption.
- Proposed 2026 District Drought Pricing – District drought pricing options one through four were presented to the Board for review. Management recommends drought pricing option four increasing tiers two, three, and four by \$0.90 each tier. The Board approved drought pricing option two (four aye, one nay) since it better reflects water conservation. Option two increases each usage tier as follows:
 - Tier two increases ten percent from \$5.25 to \$5.78 per thousand gallons
 - Tier three increases twenty percent from \$6.25 to \$7.50 per thousand gallons
 - Tier four increases thirty-five percent from \$7.25 to \$9.79 per thousand gallons

The drought pricing goes into effect for June 2026 bills for May 2026 consumption.

- The Board unanimously approved AE2S Task Order 5 – Engineering and planning in 2026 for the disconnection of the District's pump station from the E Iliff Ave water main. This project is budgeted for construction in 2027.
- District legal counsel, Mr. Farrington, answered questions regarding when it's necessary to file a budget amendment. Reallocating funds to different projects during a budget year does not require filing a budget amendment or published notice. Excess funds not expended during the budget year may require a rate adjustment the following year. Unexpected expenditure increases above the amount appropriated for the budget year requires a budget amendment. It is okay to budget expenditures exceeding estimated revenues as long as the beginning fund balance plus estimated revenue is not exceeded.

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON APRIL 21, 2026; CONTINUED

There being no further business, the Board unanimously voted to adjourn at 8:18 pm.

READ AND APPROVED _____ DATED _____