

# RECORD OF PROCEEDINGS

---

## CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT

### REGULAR MEETING OF THE BOARD OF DIRECTORS

September 25, 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 September 25, 2025.

#### **PRESENT**

Mark Lampert - Chairman  
Brad Rastall – Vice Chairman  
Ken Jensen – Secretary/Treasurer, by phone  
Frederick Norman – Assistant Secretary/Treasurer  
Candace Merrell - Director  
Lisa Glenn – District Manager  
John Engel – Assistant Manager and ORC  
Elizabeth Marsh – Office Manager  
Darryl Farrington – Semple, Farrington, Everall, & Case PC  
Eric Hein – Merrick & Company  
Jonathan Fung – Bernstein  
Skyler Ocheltree - Resident

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

The Board unanimously approved the modified agenda, moving public comment to the first position.

Chairman Lampert opened the meeting for public comment at 6:07 pm.

Resident Skyler Ocheltree asked the Board to consider reduction of the tap fees for accessory dwelling units (ADU) while considering rate changes for 2026. He referenced HB24-1152 and said an ADU property can never be subdivided by law. Chairman Lampert said there was no difference in the connection to the District's main for a separate ADU structure compared to any other single-family home. The District's Rules and Regulations require a separate water tap for separate structures on the same parcel. Manager Glenn said the tap fee for all 0.75 inch taps were uniform at \$5,000 for every single-family home in the District no matter the size of the home or parcel.

## RECORD OF PROCEEDINGS

---

### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON SEPTEMBER 25, 2025; CONTINUED

Denver Water's tap fees are based on the square footage of the lot. Mr. Ocheltree said Denver Water has a lower tap fee for ADUs. The Board thanked Mr. Ocheltree for sharing his thoughts with the District and the Board will consider his opinion. Mr. Ocheltree left the meeting at 6:19 pm.

Chairman Lampert closed the meeting for public comment at 6:19 pm.

Jonathan Fung from Bernstein provided a written report to the Board and discussed earnings for 2025 and 2026, investment allocation, treasury yields, inflation rate, Federal Reserve interest cuts, and the municipal market. The Board thanked Mr. Fung for his report and he left the meeting at 6:56 pm.

Mr. Hein presented his engineering report:

Mr. Hein said he is happy with his new position at AE2S. Merrick was very cooperative in providing files to Mr. Hein and the District. The files were received yesterday by Mr. Hein. Mr. Hein and others at his office would like to have Board members and staff to AE2S for lunch one day.

#### Developer Projects:

- Quebec Way Towns (1140 & 1160 S Quebec Wy) – Reviewed developers second design submittal. Next submittal may be ready for Denver Water and possibly Metro Water Recovery (MWR) review. The sewer main in S Quebec Wy is owned by MWR.
- 7-11 (8300 E Iliff Ave) – Reviewing Denver Water comments.

#### Capital Improvement Projects:

- 1865 S Quebec Wy and 1210 S Quebec St Master Meter Vault Rehabilitation – The contractor for the Syracuse Valentia Vault Rehabilitation project priced these two vaults and both came back above the \$120,000 threshold, so the projects will go out to bid for construction in spring 2026.
- E Evans Ct Water Main Replacement – Construction is complete. The new water main and hydrant are in service. Arapahoe County requires additional work on the asphalt patching from the contractor.
- Syracuse Wy/Valentia Master Meter Vault Rehabilitation – Denver Water considered an alternative check valve manufacturer for the two they have approved due to very long lead times of the approved valves. The start date of the project is now mid-October.
- Dayton St Sewer from Iowa to Mississippi –GEI is working on their scope. This project is scheduled for construction in 2026.

## RECORD OF PROCEEDINGS

---

### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON SEPTEMBER 25, 2025; CONTINUED

Mr. Engel presented his Operations Report:

- Meter Reading Upgrade Project – All new endpoints for the master meter vaults have been installed.
- Backflow Devices and Testing – Backflow test reports received are currently at 90% complete for 2025. Irrigation customers that have not turned in their backflow test reports will be fined for two months, and a shut-off notice will be sent with the second fine.
- Grease and Sand & Oil Interceptors –
  - Nazar Market 1842 S Parker Rd – No change from last month. Arapahoe County will issue a plumbing permit soon.
  - Ugly Rice 8450 E Iliff Ave – Waiting on plumbing plans to determine if existing grease trap size is adequate.
  - ZamZam International Market – Plans have been approved by the District and Arapahoe County for their addition.
  - Conveyances
    - East Virginia Village – All punchlist items have been completed from the warranty walk throughs. The conveyance document has been emailed to the developer for signature.
    - Dayton Street Townhomes – The developer has not addressed minor repairs to be made and sewer main cleaning/jetting.
    - Falling Water – All repairs have been made, sewer jetting completed, and water and sewer as-builts received. The conveyance document has been signed by the developer. The five items just repaired will remain under warranty until September 2025. Manager Glenn and engineer Mr. Hein signed the start of warranty on the conveyance document.
    - Elevations at High Line East – No response from the developer to address minor repairs to be made and sewer main cleaning/jetting.
  - Hydrant Water Theft – District staff will call the police when they catch people stealing water from hydrants. If the unapproved user does not pay the fine and does not register their device with the District, the police may confiscate the equipment attached to the hydrant and may issue a citation. Legal counsel Mr. Farrington will research filing a lawsuit for wrongful conversion and seek a mandatory injunction if caught again.

Mrs. Glenn presented the Manager's report:

- 2026 Draft Budget – The first draft of 2026 budget shows rehabilitating three master meter vaults, two of which were scheduled for 2025 and pushed to 2026.

## RECORD OF PROCEEDINGS

---

### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON SEPTEMBER 25, 2025; CONTINUED

The Dayton Sewer Rehab/Replacement-Mississippi to Iowa has been pushed to 2026. The Denver Water master meter usage rate increase from \$5.08 to \$5.30 per thousand gallons and service fees from \$21,992.03 to \$24,401.16 per month were incorporated in direct water expenses. Water usage revenue was calculated based on flat rates for 2026. Water service fee revenue was calculated per meter size based on Denver Water equivalents recommended by RG and Associates rate study. The minimum usage fee was removed for 2026. The 38% sewer treatment increase from Metro Water Recovery was included in direct sewer expenses. Sewer service fee revenue was calculated using the current methodology based on single family residential equivalents. Investment revenue will be adjusted to reflect the estimate provided from Bernstein tonight. Arcadia tap fee revenue received and estimated for the rest of the year were included.

- Construction Projects Worksheets – The only changes for this month were including engineering fees paid in August 2025.
- Private Lines Letters – Developers from Dayton St. Townhomes and Highline East have not completed warranty walk through punch list items for main conveyance. Letters will be mailed to homeowners letting them know their water and sewer mains are private, and will not be maintained by the District as part of the public system.
- Huntington HOA Agreement – The HOA asked if the Board would consider negotiating the gallon limit of the water billed on the 2024 agreement for the Fox Crossing Parcel. This parcel is owned by the District and the District allowed the HOA to landscape the parcel with various plants and trees. The Board agreed that there would be no change to the agreement and directed staff to inspect the meter for leaks.
- Engineering Update – Provided during the engineering report.
- Billing Specialist Update – Office Manager Marsh has been performing the Billing Specialist duties with some help from the Backflow Specialist and District Manager. Mrs. Marsh has decided she will not continue performing both positions. Les Briney has been hired as the new Billing Specialist. His first day was today.

There being no further business, the Board unanimously voted to adjourn at 8:17 pm.

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