

## RECORD OF PROCEEDINGS

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### **CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT**

#### REGULAR MEETING OF THE BOARD OF DIRECTORS

May 28, 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 May 28, 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  
Darryl Farrington – Semple, Farrington, Everall, & Case PC  
Eric Hein – AE2S  
Soe – Golden Shanghai  
Mahmond – Merhi Motors  
Justin – Sonic Restaurant

Chairman Lampert called the regular meeting to order at 6:02 pm.

The Board unanimously approved the agenda.

Chairman Lampert opened the meeting for public comment at 6:04 pm.

Soe from Golden Shanghai restaurant is the new owner of the restaurant. District staff inspected their grease trap and determined that the plumbing is okay but the trap needed cleaning. Soe said he will get the receipts for cleaning the trap and provide them to John Engel. The fine issued will be on hold and may be waived by the Board if he can show he is on a regular cleaning schedule. Soe thanked the Board and District staff and left the meeting at 6:15 pm.

Mahmond from Merhi Motors provided a receipt for the cleaning of the sand and oil interceptor on May 7, 2026. It appears that the interceptor needs cleaning once a year. The fine issued will be place on hold and may be waived by the Board if he can show he is on a regular cleaning schedule. Interest will not accrue on the fine. Mahmond

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### MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE CHERRY CREEK VALLEY WATER AND SANITATION DISTRICT ON MAY 28, 2026; CONTINUED

thanked the Board and District staff and left the meeting at 6:20 pm.

Justin from the Sonic restaurant said his staff provided receipts for cleaning the grease trap. The plumbing looks good from the District inspection. The fine can now be removed from the account. The Board unanimously voted to waive the \$1,000.00 grease trap fine and ordered that it be removed from Sonic's account. Justin thanked the Board and District staff and left the meeting at 6:25 pm.

Chairman Lampert closed the meeting for public comment at 6:25 pm.

The Board unanimously approved the consent agenda consisting of the April 21, 2026 minutes, the April 2026 Financial Report, and the April 2026 Payment of Bills.

Mr. Hein presented his engineering report:

#### Developer Projects:

- 2153 S Wabash Fireline – Water tap sizing calculations submitted by the developer were reviewed. The fireline will not be pursued at this time. The developer may be selling the property.
- Tree Farm – Plans and three easements are ready for formal submittal to Denver Water. The developer must still provide the fire hydrant easement document. The developer said the existing obstructions in the thirty-foot water and sewer easement will be removed.
- Arcadia – Working with the developer on the punch list items identified on the April 16, 2026 walkthrough.

#### Capital Improvement Projects:

- Three Master Meter Vault Rehab Projects – Notice to Proceed was given to Concrete Works of Colorado. The contract and bond were executed. The contractor is working on the traffic control design. Material and equipment submittal and review are in progress. The contractor should be ready to start construction by July 1st.
- Dayton Street Sewer – 90% design drawings, stormwater management plan, and license agreement documents were submitted to the City of Aurora.
- Sewer Main CIPP Projects – Three projects were identified for cured in place pipe lining and manhole lining for 2026.
- Pump Station Abandonment – Design has started for this project that's scheduled for construction in 2027.

#### Other Work:

- Revisions were made to article 9C-11 Water Tap and Meter Sizing Procedure of the District's Rules and Regulations incorporating 2024 AWWA M22 updates. The

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Board unanimously approved the revisions made to Article 9C-11.

Mr. Engel presented the Operations Report:

- Backflow Devices and Testing – Backflow test reports received are currently at 26% 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. No change from last month.
  - ZamZam International Market at 7449 E Iliff Ave – Arapahoe County plumbing permit still in review. No Change from last month.
  - Sonder Coffee & Tea at 9731 E Iliff Ave - They have 30 days to submit approved plans and 60 days to install the internal grease trap. A variance was approved last month by the Board.
  - Highline Lounge at 7950 E Mississippi Ave – They have 30 days to submit approved plans and 60 days to install the internal grease trap. A variance was approved last month by the Board.
  - Jiffy Lube at 7697 E Iliff Ave – They have 30 days to submit approved plans and 60 days to install the internal sand and oil interceptor. A variance was approved last month by the Board.
  - Almostafa International Market at 2159 S Parker Rd is a full-service market and bakery. They must install an external 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. A \$1,000 fine was issued since they did not meet the April 30<sup>th</sup> deadline to submit design plans.
  - Denver Jewish Day School at 2450 S Wabash St – The Board unanimously granted a grease trap variance for an internal grease trap on their three-compartment sink since most of their food is prepackaged.
- Conveyances – The following conveyances have not been accepted by the District.
  - Dayton Street Townhomes (S Dayton St & E Idaho Pl) – The developer said sewer main jetting and CCTV will be scheduled in April 2026. District staff has not heard from them.
  - Elevations at High Line East (between E Colorado Ave and E Mexico Ave east of S Beeler St) – The developer must provide the legal name and type of entity for the conveyance document and cost of the water and sewer mains installed.

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- Irrigation Violations – Operations staff has issued 179 watering violations in April and May. The Board discussed an irrigation violation fine schedule which may be approved at the June Board meeting:
  - First violation            Verbal warning
  - Second violation        \$250 fine
  - Third violation          \$500 fine
  - Fourth violation        \$1,000 fine
  - Fifth violation          Water shut-off for 48 hours
- Proposed Turn Off/On Fees – District staff will provide more information next month on charging customers a fee for turning water off and on at the meter for routine maintenance done by customers on their internal plumbing.
- Variance Fee – District Rules and Regulations 7-21 states the District charges a variance fee. The Board unanimously approved a flat \$500 variance fee. The fee must be paid before the variance is given to the customer.

Mrs. Glenn presented the Manager's report:

- Dayton Street Sewer Project – The Board unanimously ratified Mrs. Glenn signing the Statement of Authority for the Aurora license agreement submitted by AE2S.
- Construction Projects Worksheets – The spreadsheet was changed to reflect AE2S engineering fees for the Dayton Sewer Project and Three Master Meter Vaults Project.
- Denver Water Current Conditions – The District is a master meter distributor of Denver Water. The May 26, 2026 Water Watch report provided by Denver Water shows its reservoir contents at 80% full compared to 86% last year and 88% historical average. The snowpack for the Colorado River Watershed is 0% of normal and 1% of normal for the South Platte River Watershed snowpack.
- Well Properties - The Board unanimously voted to enter into executive session at 8:03 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 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 8:17 pm.

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

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