

MINUTES OF BOARD OF DIRECTORS MEETING
VALLEY SANITATION DISTRICT
August 20, 2025

A meeting of the Board of Directors of the Valley Sanitation District was held on this date at the Platte Canyon Water and Sanitation District

Phyllis Gooden Connie Kucharski Chris Dye Katy Smith Ian Gallogly

In addition to the board Cynthia Lane and Armando Quintana of Platte Canyon Water and Sanitation were in attendance.

1. MINUTES: Connie Kucharski made a motion to approve the minutes and Chris Dye seconded the motion. The motion passed.

2. APPROVAL OF BILLS: Chris Dye made a motion and it was seconded by Connie Kucharski to pay the bills. The motion passed.

3 APPROVAL OF BILLS:

1. Patricia B. Harris – Wages	266.40
2. Phyllis Gooden – Director Fee	92.35
3. Connie Kucharski – Director Fee	92.35
4. Chris Dye - Director Fee	92.35
5. Advanced Engineering and Environment Services – Lift Stn	770.00
6. Comcast Business-Lift Station Utilities	160.80
7. City of Englewood – Lift Station Utilities	20.52
8. Falcon Environmental Corp – Lift Station	443.62
9. Ireland Stapleton Pryor & Pascoe, PC – Legal Fees	200.00
10. Platte Canyon Water & Sanitation District	7,027.81
11. Sylvester Maintenance and Mechanical – Lift Station	9,997.00
12. Utility Notification Center of Colorado	164.12
13. Xcel Energy – Pump Station Utilities	1,251.13
14. Federal Tax Deposit	187.10
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	\$ 20,765.55

4. RECEIPTS:

Arapahoe County Taxes	7,536.71
City and County of Denver	<hr/> 815.75
	8,352.46

5. FINANCIAL ACCOUNTING OF DISTRICT:

WELLS FARGO BANK:

Checking account balance: \$ 2,241.44

6. COLOTRUST:

General Plus Fund

July Deposit – \$99,008.62

Income Earned - \$4,844.03

Balance - \$ 1,318,356.13

Interest – 4.3719%

Enterprise Plus Fund

July Deposit - \$ 0.00

Income Earned - \$697.23

Balance - \$204,222.77

Interest – 4.3719%

7. AGENDA ITEMS:

a. VALLEY MAINTENANCE

(1) July

Hydraulic Main Cleaning: No work scheduled; 315 feet completed
(unscheduled)

Lift Station: 5 visits scheduled; 8 visits completed

(2) August

Hydraulic Main Cleaning: 778 feet scheduled

Lift Station: 4 visits scheduled

There were five locates completed. Platte Canyon completed a sewer tap inspection at 3346 W. Grand Avenue

8. Katy Smith and Ian Gallogly officially joined the Valley Sanitation board. Cynthia and Armando provided information about the district which included district maps and pictures.

9. Financials: Cynthia gave an overview of the budget and how it is tracked. The budget continues to be on track to the budget. The district continues to build financial reserves for upcoming sewer main projects. Denver Water has reimbursed Valley Sanitation for the damaged sewer pipe that was cut during work on the water pipe.

10. Budget Development: Cynthia said the 2026 maintenance proposal for scheduled O&M will be emailed to the board and included in the mailed packet for review at the September meeting. The draft 2026 budget will be ready for review by the board at the October meeting. The final budget will be available for formal adoption at the November meeting.

11. Flying Saucer RV Park: The project is progressing. Platte Canyon has given tentative approval to the redevelopment concept which is planned for 362 units between the two parcels. There are six apartment buildings planned with the west half served by Sheridan #2 and the east half by Valley Sanitation. Valley Sanitation will have between 40-45% of the planned units. Sheridan is

continuing to move forward with their rezoning request as it supports their need for affordable housing. Ian asked what stage of re-development the RV park is in. Cynthia said they are still in due diligence stage.

12. Sheridan #1 inclusion: Cynthia doesn't have an update on the inclusion. Tim Flynn has the documents and Platte Canyon comments but has not yet addressed them.

13. Valley Sanitation Website Accessibility Plan: Cynthia reported that the district website meets 93% compliance of the accessibility plan which is the best we might get for the foreseeable future. It is compatible with other area entities who have used the same approach. State law requires that websites be as accessible as possible. Some of the standards and specifications would be overly burdensome for remediation of those documents as they are very detail oriented. Cynthia asked that the board adopt the Technology Accessibility Statement and the Technology Accessibility plans. The public can call or visit for further information if some details are not available on the website,

MOTION: Katy Smith made a motion to accept the Accessibility Plan and the progress report. Chris Dye seconded the motion and the motion passed.

14. Pat Harris will make an appointment with Wells Fargo Bank to add Katy and Ian to the Valley Sanitation account. Mary Alice Ledbetter and Vince Leone will be removed from the account.

15. Phyllis Gooden asked that an updated board member email and phone list be prepared.

There was no further business, and the meeting was adjourned at 5:00 PM. The next meeting will be Wednesday, September 17, 2025, at 4:00 pm, at Platte Canyon Water and Sanitation, 8739 Coal Mine Ave, Littleton, CO.

Submitted by: Patricia B. Harris
District Manager
August 25, 2025