

MINUTES OF BOARD OF DIRECTORS MEETING
VALLEY SANITATION DISTRICT
June 25, 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 Vince Leone Connie Kucharski Chris Dye

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

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

2. APPROVAL OF BILLS: Connie Kucharski made a motion and it was seconded by Vince Leone 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. Vincent Leone, Director Fee	92.35
6. Alarm Detection Systems -Lift Station	628.62
7. C&L Water Systems – Sewer contract/remedial work	11,191.00
8. Comcast Business-Lift Station Utilities	160.80
9. City of Englewood – Lift Station Utilities	20.52
10. City of Littleton – Sewer contract/remedial work	453.76
11. Platte Canyon Water & Sanitation District	8,821.79
12. Utility Notification Center of Colorado	164.12
13. Xcel Energy – Pump Station Utilities	1,148.06
14. Federal Tax Deposit	202.40
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	\$ 23,426.87

4. RECEIPTS:

Arapahoe County	\$ 15,087.95
City and County of Denver	<u>3,332.87</u>
	\$ 18,420.82

5. FINANCIAL ACCOUNTING OF DISTRICT:

WELLS FARGO BANK:

Checking account balance: \$ 1,752.33

6. COLOTRUST:

General Plus Fund

April Deposit – \$ 33,092.12
Income Earned - \$ 4, 349.20
Balance - \$ 1,203.852.05
Interest – 4.3945%

Enterprise Plus Fund

April Deposit - \$ 0.00
Income Earned - \$ 750.05
Balance - \$ 147,378.61
Interest – 4.3945%

7. AGENDA ITEMS:

a. VALLEY MAINTENANCE

(1) May

No Work Scheduled

Lift Station Visits: 4 scheduled; 4 completed

(2) June

Hydraulic Main Cleaning: 3,184 feet scheduled

Lift Station Visits: 4 scheduled

Platte Canyon completed the sewer repair on S. Mabre Court. Armando provided pictures of the repair work and explained the process. The Valley sewer lines had been cut by Denver Water and had not reported this to Valley Sanitation or Platte Canyon. Denver did a quick repair by using four large buckets to cover the sewer pipe which Denver, when contacted, said was totally inappropriate. Cynthia contacted Denver Water and they will be reimbursing Valley Sanitation for approximately \$14,000. The only costs to Valley Sanitation were Platte Canyon's cost of labor at \$1,282. Armando will have a report on the dropped manhole repair at the July meeting. There was one sewer tap inspection at 5455 Mohawk Road and an after hours visit to the lift station for Pump #2 reset.

8. Lift Station air conditioning: Armando said it is starting to heat up at the lift station and they've had four calls for high temperature in the last week. Platte Canyon received an estimate of approximately \$10,000 from Sylvester's, a company Platte Canyon has on contract, for a new mini-split air conditioning unit. Chris Dye suggested contacting a sales rep for Frontier Mechanical for another estimate.

MOTION: Vince made a motion to move forward with the purchase of an air conditioning mini-split at the best cost. Connie seconded the motion and the motion passed.

9. Sheridan #1 Inclusion: Cynthia sent the updated version of the inclusion agreement for Sheridan #1 into Valley Sanitation. The agreement was sent to Tom George, attorney for Valley Sanitation, and he sent his comments to Cynthia. Cynthia and Vanessa also have comments and they will reconcile the comments after the week of July 4 and will bring a final version for Valley Sanitation to consider at the July board meeting. Phyllis asked to see the original Sheridan #1 inclusion agreement that Tom commented on and Cynthia said she would send a copy to her. Vanessa and Cynthia had a couple of concerns regarding the initial deposit by Sheridan #1 of \$7,000 with Valley Sanitation for all the work that has been done or will be done. Vanessa and Cynthia think that

\$10,000 to \$15,000 should be the deposit to cover the provisions of the agreement. If this inclusion process isn't completed in 2025 when mill levies are certified, Cynthia wants to see the Sheridan #1 mill levy certified at the same mill levy rate for Valley Sanitation. If anyone else would like to make comments, send them to Cynthia.

10. Flying Saucer RV Park: This development seems to be moving forward. The park is split into two parcels – east and west. Valley currently serves the east portion but it is not included in the district. The interceptor sewer cuts through the property. One of the things discussed at a previous board meeting is the need for a permanent easement, the district would waive the inclusion fees for being granted the permanent easement. The cost would be about \$2,000 for the inclusion process and Tim Flynn's legal cost in exchange for a recorded permanent easement for the interceptor. That request is on the table awaiting specific action from the board. The board members discussed the trade options. Cynthia said she thought it was in the district's best interest to formally trade. When the property is developed, Valley Sanitation would receive the tap fees which could amount to \$100,000.

MOTION: Connie made a motion that would waive the fees for the inclusion process. Vince seconded the motion and the motion passed.

11. July Board Meeting: The board meeting will be moved from July 16, 2025 to July 23, 2025.

12. New Board Member Considerations: Vince has spoken to a couple, Ryan and Katie Smith, who might be interested in being board members. He said Ryan and Katie also have a friend who might be interested. Another candidate, Ian Gallogly, has submitted an application for the board. The individuals will be invited to a board meeting.

13. Vince Leone: This is Vince's last meeting as he will be moving to Europe.

There was no further business, and the meeting was adjourned at 5:00 PM. The next meeting will be Wednesday, July 23, 2025, at 4:00 pm, at Platte Canyon Water and Sanitation, 8739 Coal Mine Ave, Littleton, CO.

Submitted by: Patricia B. Harris
District Manager
June 27, 2025