

**MINUTES OF THE REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF  
GRANT WATER & SANITATION DISTRICT**

**January 21, 2026, at 9:00 a.m.**

The regular meeting of the Board of Directors of the Grant Water & Sanitation District was held on Wednesday, January 21, 2026, at the hour of 9:00 a.m., at the Raccoon Creek Golf Course, 7301 West Bowles Avenue, Littleton, Colorado. Directors present were Eric Edwards, Monte Sudbeck, John Swanson, Melodie Farris and John Spence. Also attending were Justin Meeks, Nicki Simonson, Sean Murphy and legal counsel Jennifer Bailey. Mr. Edwards presided.

**1. Administrative Matters.**

**a. Disclosure of Conflicts of Interest.** There were no changes to the board members' disclosures.

**b. Open Forum.** Mr. Mike Cowan was in attendance.

**c. Minutes.** The minutes of the regular meeting held on December 17, 2025 were approved upon motion by Mr. Swanson and second by Mr. Sudbeck.

**d. 2026 Sunshine Resolution No. 1.** The 2026 Sunshine Resolution No. 1 was approved upon motion by Mr. Swanson and second by Mr. Sudbeck.

**2. Engineering & Maintenance Matters**

Mr. Meeks presented the engineering report:

**a. Underdrain Cleaning and Remediation.** One line in Trunk Line B in W. Grant Ranch Boulevard remains on the remediation list. Only a small, 10-ft long section of calcium remains at the

downstream end of the pipe, but a small crack is just upstream. DRC will make a point repair at this break and finish cleaning the pipe.

**b. 2025 Annual Maintenance.** DRC is in the process of cleaning the sanitary sewer mains with fair/poor scores from the acoustic testing and performing the underdrains annual and accelerated cleaning. Martin/Martin has received some of the videos and has begun reviewing them. Three accelerated cleaning lines have been found with calcium deposits and once Martin/Martin receives videos for those lines, they will be reviewed and potentially added to the remediation list.

**c. Odor Issues.** Martin/Martin was made aware of odor issues around the Chanson Plaza area. Follow up has been completed with the Mesa Latin Kitchen property owner confirming that the odor issues are not related to Grant Water & Sanitation District infrastructure.

**d. Operator in Responsible Charge (ORC).** Ramey Environmental Compliance, Inc. was selected for ORC services for the District. Ramey doesn't provide emergency repair services so Martin/Martin is developing a list of contractors interested in bidding on any emergency services the District may need.

**e. 25-Year Capital Improvements Plan.** The 25-Year Capital Improvements Plan was presented to the Board for their review.

**f. 2026 Capital Improvement Project.** The CIP will include the lining of a fractured underdrain pipe in W. Grant Ranch Boulevard and replacement of a blocked underdrain pipe in Hillsboro. Surveying And Mapping, LLC (SAM), is in the process of signing the contract and providing Martin/Martin with a schedule for their field work.

**g. Poppy Hills Manholes.** The Poppy Hills HOA sent a letter notifying the

District that multiple manhole rims in their neighborhood are raised compared to the road grade and creating an uneven driving surface. Martin/Martin did a walkthrough with the Board President and documented the locations for the District Board's review. Martin/Martin performed manhole buoyancy calculations and believes the raised manhole rims are due to shrinking soils below the roads rather than buoyant manholes.

**h. Ramey Environmental Compliance, Inc. Revised Service Contract.** The revised service contract for Ramey Environmental Compliance, Inc. was approved upon motion by Mr. Sudbeck and second by Mr. Swanson.

**3. Rate Hearing.** The rate hearing was opened upon motion by Mr. Spence and second by Ms. Farris. The rate schedule was approved as amended upon motion by Mr. Sudbeck and second by Mr. Swanson.

**4. Financial Matters**

**a. Disbursements.** The December 17, 2025 through January 21, 2026 check register was approved upon motion by Mr. Sudbeck and second by Mr. Swanson.

**b. Financial Statements.** The draft December 31, 2025 unaudited financials were then reviewed.

**c. Investment Report.** Nothing new to report on investments.

**d. 2026 Financial Resolution No. 2.** Mr. Sudbeck made a motion to approve the 2026 Financial Resolution No. 2. The motion was approved upon second by Mr. Spence.

**e. 10-Year Actual vs. Forecasted Plan Comparison.** The Board reviewed these comparisons.

f. **25-Year Financial Plan.** The Board also reviewed the updated 25-Year Financial Plan.

5. **Other Business.** The Board discussed and decided they would like the option to order breakfast during the Board meeting. Mr. Swanson offered his resignation to the Board. Mr. Mike Cowan was then appointed to the Board to serve until the next election upon motion by Mr. Sudbeck and second by Mr. Spence.

**Adjournment.** There being no other business, the meeting was adjourned by Mr. Edwards.

Respectfully submitted,

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Mike Cowan, Secretary