

WHEAT RIDGE WATER DISTRICT
WHEAT RIDGE, COLORADO
February 14, 2023

Minutes of the regular meeting of the Wheat Ridge Water District Board on February 14, 2023, at 4:00pm at the District Office. Present were President Degenhart; Directors Urban, Baillie, Davis and Stites; Engineer Berling, A.J. Beckman, and Manager Hudson.

1. President Degenhart called the meeting to order. Mrs. Betz from the public attended the meeting regarding the recent water rate raise being retroactive in Nov. & December. Manager explained our billing is two months in arrears and the Board felt it was better to make the increase in the winter as the water bills are not as expensive. We were able to adjust her bill and Mrs. Betz seemed to accept the explanations and left the meeting at that time.
2. **APPROVAL OF LAST MEETING'S MINUTES:**
A Motion was made to approve the Minutes of the January 10th regular meeting by Director Urban, Motion seconded by Director Stites; all in favor, no one opposed.
3. **PUBLIC COMMENTS AND ADDITIONS OF NEW AGENDA ITEMS:**
Mrs. Betz was the only one here from the public. Manager Hudson had nothing to add to the agenda.
4. **TREASURER'S REPORT AND REVIEW AND TRANSFER OF ACCOUNT DEPOSITS:**
Manager Hudson reported our investments are now at \$5,244,811.01 with \$81,477.79 in the checking account. We may need to transfer up to \$100,000 from "C" Safe if we run short. A Motion was made to transfer \$100,000 as necessary by Director Urban, Motion seconded by Director Baillie; all in favor, no one opposed. There are no CD's pending until March. A Motion was made to approve the Treasurer's Report by Director Baillie, Motion seconded by Director Stites; all in favor, no one opposed.
5. **APPROVAL OF ACCOUNTS PAYABLE:**
The Board reviewed bills for the month and noted a bill from a new contractor, American Leak Detection who quickly located a main leak for us. We had significant bills from Engineering and Dana Kepner. Repairs for mains is now 2-3 times the cost it was previously. It was noted by the board that Tim Flynn's charges are very fair. A Motion to approve the Accounts Payables and pay our bills was made by Director Davis, Motion seconded by Director Urban; all in favor, no one opposed.
6. **PROFIT AND LOSS REVIEW**
We had a loss of \$56,000 in January due to engineering and project costs and it was a bad month with breaks. Barry will get with Julie to correct the hydrant deposits error shown on the statement so Julie will email the corrected profit and loss statement. The deficit in the month was anticipated as part of the expenditure of reserves for the Wadsworth project.
7. **CORRESPONDENCE AND ANNOUNCEMENTS:**
None
8. **BUSINESS ACTION ITEMS AS NEEDED:**
 - A. Discussion of Wadsworth Project, Timing, Payment and Budget: The 44th and Wadsworth intersection is now done, water line installed heading south and will pressure tested this week, all is going fine. West Metro approved the plans, and they are back to Denver Water for final approval. Westberg and Barry asked for reviews asap adding two more fire hydrants per West Metro request. We are making good progress due to good weather. Within the next two weeks we will install the meters on 44th & Wadsworth and new meter connections south of 44th toward the old Wendys.

- B. Adoption of Phase II Wadsworth Agreement if Available: We received a letter from Mark Westberg and Jerry Dahl from the City of Wheat Ridge who want to expedite the IGA for Phase 2. The City wants us locked in to Phase 2 as soon as possible. We will have a special meeting in person, by email vote or teleconference if necessary. The Board will approve Barry's execution of the Phase 2 IGA not to exceed one million dollars. Bid prices will now go up so we need to approve asap. A Motion was made by Director Urban to approve the pending IGA Phase 2, not to exceed one million dollars, upon approval by legal counsel and by the district engineers; Motion seconded by Director Stites; all in favor, no one opposed.
- C. Discussion of Field Activity: Field personnel are working very hard, lots of valve work and locates. The Chevy 3500 is still waiting on parts for the fuel injection system. There will be 23 townhouse units at 4000 Upham St. for one meter each, presently working on water main tap fee for each unit. 60% of properties are rentals in Wheat Ridge.
- D. Discussion and Adoption of Management Agreement: A.J., Barry and legal have reviewed the Management Agreement and deleted section 2.1.1. Barry and A.J. are satisfied. The Agreement can be terminated with dissatisfaction. A.J. to meet the field personnel. The Management Agreement dated Feb. 14th is effective immediately. A.J. has done work for us already, has published for calls for nominations. Andrew Fish has expressed an interest in being on the Board. Those up for election this year are Clancy Degenhart, Juanita Stites and Kelly Baillie. Elections are expensive so we hope to cancel the election process. A Motion was made to approve the Adoption of the Management Agreement for Professional Management Services by Director Baillie; Motion seconded by Director Urban to be effective immediately; all in favor; no one opposed. Certificate of Insurance to be here in a day or two. President Degenhart and Director Davis signed the Agreement.
- E. Additional Business Items as Needed: Self-nomination petitions to be signed after this meeting.

9. DISTRICT INFORMATIONAL ITEMS:

- A. Manager's Report Discussion: Tim Flynn or a representative of his firm is scheduled to attend the March and April meetings. The Professional Services Agreement will be submitted soon.
- B. Review of Owner/Development Projects: We have projects at 3780 Fenton for 12 townhouses, 9605 W. 38th Ave. for Hill Builders, 4470 Wads. Blvd. and waiting on plans, 4000 Upham, 38th & Eaton, a delay; The CDOT project at Harlan does not impact us.
- C. Water Watch: All looks good with recent snow.

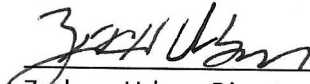
10. MISCELLANEOUS ITEMS:

Self-Nomination forms were signed by Directors Stites and Davis and by President Degenhart.

11. ADJOURNMENT/CONTINUANCE:

Director Urban made a Motion to adjourn the meeting, Motion was seconded by Director Stites; all in favor, no one opposed.


 Clarence Degenhart, President


 Zachary Urban, Director

 Kristi Davis, Director

 Kelly Baillie, Director


 Juanita Stites, Director