

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
OCTOBER 14, 2025**

A Regular Meeting of the Board of Directors of the Wheat Ridge Water District (referred to hereafter as “Board”) was held on Tuesday, the 14th day of October, 2025, at 4:00 p.m. The meeting was held at the District Office, 6827 W. 38th Avenue, Wheat Ridge, CO 80033, and was open to the public.

ATTENDANCE

Directors in Attendance Were:

Clancy Degenhart
Kristi Davis
Kelly Baillie
Zachary Urban
Juanita Stites

Also In Attendance Were:

AJ Beckman, and Nick Moncada; Public Alliance, LLC
Timothy J. Flynn, Esq.; Ireland Stapleton Pryor & Pascoe, PC
Doug Berling; District Engineer
Will Green; Operator in Responsible Charge
Chris Elliott, E5X Management, Inc.
Jeffrey Nelson, Wright Water Engineers, Inc.

**ADMINISTRATIVE
MATTERS**

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:00 p.m. and reviewed the Agenda with the Board.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the agenda, as amended.

Minutes: The Board reviewed the minutes of the September 9, 2025 Regular Meeting.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the minutes of the September 9, 2025 Regular Meeting, as presented.

Presentation by E5X Management regarding Tap Fee Credit request for Lutheran Medical Campus redevelopment: Mr. Elliott and Mr.

RECORD OF PROCEEDINGS

Nelson presented an overview of the redevelopment and discussed their calculations related to overall water usage and reutilization of existing water taps. Following their presentation the Board noted that it would review the plan and the calculations presented and provide its response once appropriate review by the District's engineer and consideration by the Board has been given. Following the conclusion of this portion of the meeting Mr. Elliott and Mr. Nelson departed. No action was taken.

PUBLIC COMMENTS

Public Comment: None.

FINANCIAL MATTERS

Accounts Payable: Mr. Moncada reviewed the accounts payable with the Board for the period ending September 30, 2025.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending September 30, 2025, in the amount of \$17,341.19.

The Board then reviewed the accounts payable for the period ending October 14, 2025.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the accounts payable for the period ending October 14, 2025, in the amount of \$1,046,230.63.

Profit and Loss Report: Mr. Moncada reviewed the Profit and Loss Report as of September 30, 2025, with the Board. The following amounts were noted:

Year to Date Income:	\$4,471,637.23
Year to Date Expenses:	\$4,025,859.97
Net Loss:	\$ 445,777.26

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Urban and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of September 30, 2025.

Schedule of Cash Position and Transfer of Funds: Mr. Moncada reviewed with the Board the Schedule of Cash Position as of September 30, 2025.

Following review and discussion, upon motion, duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried,

RECORD OF PROCEEDINGS

the Board accepted the schedule of cash position, dated September 30, 2025.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board authorized and directed a transfer of \$600,000 from the checking account to the ColoTrust account.

2026 Draft Budget: The Board discussed the draft budget and made several changes.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board determined to schedule the Budget Hearing for the November 11, 2025 meeting.

OPERATIONS

Manager's Report:

Field Report: Mr. Green reviewed the Field Report with the Board, attached hereto and incorporated herein by this reference.

5500 Dodge Ram: Mr. Moncada discussed the current estimate for the purchase of the truck and was directed by the Board to obtain more quotes for the sale of 5500 Dodge Ram.

ENGINEERING

Wadsworth Project: Mr. Berling reported on the status of the project. He noted that there are only 2 hydrants waiting to be raised to grade to complete the Wadsworth Project.

Owner/Developer Projects: Mr. Berling distributed and reviewed his report detailing ongoing development projects.

Other: None.

LEGAL

Attorney's Report: Attorney Flynn reported that the City of Wheat Ridge has paid \$14,230.25 on the bills for the installation of the meter vault installed by the District.

Water Service to Property at 5349 W. 29th Avenue: Attorney Flynn gave an update on the water service to Property at 5349 W. 29th Avenue. Attorney Flynn discussed the status of the conversations with Denver Water regarding the forgiveness of arrearages owed by the City of Wheat Ridge. It appears that Denver Water will forgive the arrearages in exchange for all parties

RECORD OF PROCEEDINGS

signing a full release and the City of Wheat Ridge agreeing to pay all water bills going forward.

Resolution to Adopt a New Retirement Plan Coordinator: Following review and discussion, upon motion duly made by Director Davis, seconded by Director Baillie and, upon vote, unanimously carried, the Board adopted the Resolution to appoint Nick Moncada as the Retirement Plan Coordinator.

OTHER BUSINESS

Holiday Party: The Board discussed the annual Holiday Party. It was noted that members of the staff would like to have a Holiday Party but would like it to be closer to the office and earlier in the day than has been held in the past.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made Director Urban, seconded by Director Davis and, upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

Signed by:
By: Kelly Baillie
Secretary for the Meeting