

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
NOVEMBER 12, 2024**

A Regular Meeting of the Board of Directors of the Wheat Ridge Water District (referred to hereafter as “Board”) was held on Tuesday, the 12th day of November 2024, 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 (via phone)
Juanita Stites

Also In Attendance Were:

AJ Beckman and Nick Moncada; Public Alliance, LLC
Timothy J. Flynn, Esq., and Michelle Ferguson, Esq. (via telephone);
Ireland Stapleton Pryor & Pascoe, PC
Doug Berling; District Engineer

**ADMINISTRATIVE
MATTERS**

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:04 p.m. and reviewed the Agenda with the Board.

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

Minutes: The Board reviewed the minutes of the October 8, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the minutes of the October 8, 2024 Regular Meeting, as amended.

**PUBLIC
COMMENTS**

Public Comment: There were no members of the public in attendance.

RECORD OF PROCEEDINGS

FINANCIAL MATTERS

Accounts Payable: Mr. Beckman reviewed the accounts payable with the Board for the period ending October 31, 2024.

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 October 31, 2023, in the amount of \$28,535.17.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Stites and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending November 12, 2024, in the amount of \$495,668.85.

Profit and Loss Report: Mr. Beckman reviewed the Profit and Loss Report as of October 31, 2024, with the Board. The following amounts were noted:

October Income: \$683,634.47
October Expense: \$553,536.71
Net Income: 130,097.76

Year to Date Income: \$5,013,591.61
Year to Date Expense: \$4,948,143.85
Net Income: \$65,447.76

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of October 31, 2024.

Schedule of Cash Position and Transfer of Funds: Mr. Beckman reviewed with the Board the Schedule of Cash Position as of October 31, 2024.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Urban and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated October 31, 2024.

It was noted that no transfer of funds between bank accounts appears to be necessary at this time.

2025 Budget Hearing: Director Degenhart opened the public hearing to consider the proposed 2025 Budget and discuss related issues. It was noted that publication of Notice stating that the Board would consider adoption of the 2025 Budget and the date, time, and place of the public hearing was made in a newspaper having general circulation within the District. No

RECORD OF PROCEEDINGS

written objections were received prior to this public hearing. There being no members of the public in attendance, Director Degenhart closed the public hearing.

Mr. Beckman reviewed the 2025 budget with the Board. The Board discussed a Resolution to Adopt the 2025 Budget and Appropriate Sums of Money.

Following discussion, upon a motion duly made by Director Davis, seconded by Director Urban and, upon vote unanimously carried, the resolution was adopted, and execution of the Certification of Budget was authorized, subject to receipt of final Certification of Assessed Valuation from Jefferson County. Mr. Beckman was authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2025. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

Preparation of 2024 Audit: Mr. Beckman presented to the Board an engagement letter from Green & Associates LLC for preparation of the 2024 Audit.

Following discussion and review, upon a motion duly made by Director Davis, seconded by Director Urban and, upon vote unanimously carried, the Board approved the engagement letter for preparation of the 2024 Audit, in an amount not to exceed \$8,800.

OPERATIONS

Manager's Report: Mr. Beckman reviewed the Manager's Report with the Board attached hereto and incorporated herein by this reference.

Rate Increase Scenarios: Mr. Beckman reported to the Board that the scenarios are not ready yet and will be available at the next meeting.

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

ENGINEERING

Engineer's Report: Mr. Berling reviewed the Engineers report with the Board.

Wadsworth Project: Mr. Moncada reviewed with the Board.

Owner/Developer Projects: Mr. Berling reviewed ongoing development projects with the Board. He reported that:

RECORD OF PROCEEDINGS

- 3820 Wadsworth – New Starbucks
- 7101 W. 38th Avenue – The Green at 38th City Project underway.
- 6050 W. 38th Avenue – Apartments.
- 6990 W. 38th Avenue: working on getting an easement ready for six townhomes.
- 3780 Fenton Street: getting ready to start construction on seven townhomes.
- Lutheran redevelopment: expects 1300 homes.

Other: None.

LEGAL

Attorney's Report: *Employment Manual*: Mr. Flynn and Ms. Ferguson reviewed the employee manual with the Board. Specific questions were raised regarding the allowable annual carryover of accrued Paid Time Off. Following discussion, Ms. Ferguson noted that she will update the relevant sections of the document based on discussions with the Board. The updated version of the Employment Manual will be presented for adoption by the Board at the next meeting.

Amendment to Independent Contractor Agreement with Public Alliance: Mr. Flynn reviewed with the Board an Amendment to the Independent Contractor Agreement with Public Alliance, LLC, for 2025 Fee Increase

Following discussion and review, upon a motion duly made by Director Degenhart, seconded by Director Davis and, upon vote unanimously carried, the Board approved an Amendment to the Independent Contractor Agreement with Public Alliance, LLC, for 2025 Fee Increase.

Richards Hart Estate: Attorney Flynn discussed the status of the Agreement with the Board. He noted that he previously submitted a document request to Denver Water and is awaiting a response. Additional research will be necessary.

Easement for District Infrastructure Serving 6990 w. 38th Avenue: Mr. Flynn reported that this project is not ready for the waterline easement to be prepared.

Intergovernmental Agreement with Denver Water for Lead Service Line Replacements: Mr. Flynn reviewed the Intergovernmental Agreement with Denver Water for Lead Service Line Replacements with the Board.

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Following discussion and review, upon a motion duly made by Director Davis, seconded by Director Urban and, upon vote unanimously carried, the Board approved the Intergovernmental Agreement with Denver Water for Lead Service Line Replacements.

Development Review Deposit Agreement: The Board deferred discussion.

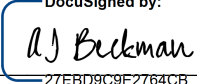
OTHER BUSINESS

None.

ADJOURNMENT

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

Respectfully submitted,

By:  _____
Secretary for the Meeting

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