

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WHEAT RIDGE WATER DISTRICT  
HELD  
APRIL 14, 2026**

A Regular Meeting of the Board of Directors of the Wheat Ridge Water District (referred to hereafter as “Board”) was held on Tuesday, the 14<sup>th</sup> day of April, 2026, at 4:00 p.m. The meeting was held at the District Office, 6827 W. 38<sup>th</sup> Avenue, Wheat Ridge, CO 80033, and was open to the public.

**ATTENDANCE**

**Directors in Attendance Were:**

Clancy Degenhart  
Kelly Baillie  
Zachary Urban  
Juanita Stites

Following discussion, upon a motion duly made by Director Urban, seconded by Director Baillie and, upon vote unanimously carried, the absence of Kristi Davis was excused.

**Also In Attendance Were:**

Nick Moncada; Public Alliance, LLC  
Timothy J. Flynn, Esq.; Ireland Stapleton Pryor & Pascoe, PC  
Doug Berling; District Engineer  
Will Green; District ORC  
Jonathan Adkins; EX5, Lutheran Legacy Developer  
Rita Maya; Member of the Public

**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 Baillie and, upon vote, unanimously carried, the Board approved the agenda, as presented.

**Minutes:** The Board reviewed the minutes of the March 10, 2026 Regular Meeting.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Urban and, upon vote, unanimously carried, the Board approved the minutes of the March 10, 2026 Regular Meeting, as presented.

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## RECORD OF PROCEEDINGS

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### **PUBLIC COMMENTS**

**Public Comment:** Ms. Maya stated that she is a long-time customer of the water district. She would like to see and understand how the district operates and said she would like to observe more meetings to educate other residents in the community. Ms. Maya stated that she is on the neighborhood watch.

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### **FINANCIAL MATTERS**

**Accounts Payable:** Mr. Moncada reviewed the accounts payable with the Board for the period ending March 31, 2026.

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 March 31, 2026, in the amount of \$19,769.37.

The Board then reviewed the accounts payable for the period ending April 14, 2026.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the accounts payable for the period ending April 14, 2026, in the amount of \$612,079.52.

**Profit and Loss Report:** Mr. Moncada reviewed the Profit and Loss Report as of March 31, 2026, with the Board. The following amounts were noted:

Year to Date Income:	\$1,139,577.38
Year to Date Expenses:	\$1,053,468.67
Net Income:	\$86,108.71

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Baillie and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of March 31, 2026.

**Schedule of Cash Position and Transfer of Funds:** Mr. Moncada reviewed with the Board the Schedule of Cash Position as of March 31, 2026.

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 March 31, 2026.

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

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## RECORD OF PROCEEDINGS

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### **OPERATIONS**

#### **Manager's Report:**

**Field Report:** Mr. Green presented the field activity report.

**CMS Contract:** Mr. Moncada reviewed 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 CMS Contract.

#### **Denver Water Stage 1 Drought Announcement and Surcharge**

**Materials:** Mr. Nick Moncada and Mr. Will Green presented the final approved notice from Denver Water and the watering rules that Denver Water is utilizing for their customers. Mr. Nick Moncada also presented spreadsheets that would demonstrate average customer usage bills. Mr. Tim Flynn recommended that the district follow Denver Waters' rules. He also stated that he would get a transparency notice for the district to allow for a rate increase based on the surcharges Denver Water will implement June 1st, 2026. Director Urban made a motion to incorporate Denver Waters rules and drought restrictions into the district rules. 2nd Director Stites, UNI. It was also stated that the board would like district management to generate a mailer to explain these rules in the next billing cycle.

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### **ENGINEERING**

**Owner/Developer Projects:** Mr. Berling presented engineering matters.

#### **Payment Application from Diaz Construction Newland Street Project:**

Following review and discussion, upon motion, duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the Application for Payment No. 1 from Diaz Construction Group for work on the Newland Street Water Main Replacement Project, in the amount of \$295,640.

**Other:** None.

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### **LEGAL**

#### **Attorney's Report:**

**Resolution Regarding Lutheran Legacy Project Variance:** Attorney Flynn reviewed the Resolution Granting a Variance for the Lutheran Legacy Project from the District's Tap Credit Allocation Policy.

Following review and discussion, upon motion, duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board adopted the Resolution Granting a Variance for the Lutheran Legacy

