

**MINUTES OF A SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
SEPTEMBER 18, 2024**

A Special Meeting of the Board of Directors of the Wheat Ridge Water District (referred to hereafter as “Board”) was held on Wednesday, the 18th day of September 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
Zachary Urban (via phone)
Juanita Stites

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

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

**ADMINISTRATIVE
MATTERS**

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:01 p.m. and reviewed the Agenda with the Board.

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

Minutes: The Board reviewed the minutes of the August 27, 2024, Regular Meeting.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Degenhart and, upon vote, unanimously carried, the Board approved the minutes of the August 27, 2024, Regular Meetings, as amended.

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PUBLIC COMMENTS

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

FINANCIAL MATTERS

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

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Davis and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending August 31, 2023, in the amount of \$19,900.26.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending September 18, 2024, in the amount of \$644,136.

Profit and Loss Report: Mr. Beckman reviewed the Profit and Loss Report as of August 31, 2024, with the Board.

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 August 31, 2024.

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

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

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

OPERATIONS

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

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

Mr. Moncada reviewed a proposal from Verizon to add GPS and dashboard cameras to District vehicles.

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Following review and discussion, upon motion duly made by Director Degenhart, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the addition of GPS and dashboard cameras to District vehicles for an amount not to exceed \$2,700/per year.

ENGINEERING

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

Wadsworth Project: Mr. Berling reported to the Board that the water improvements associated with the project are expected to be substantially completed within the next two weeks.

Reimbursement Request No. 6 from the City of Wheat Ridge for the District's share of the work performed on the Wadsworth Widening Project: Mr. Berling reviewed Reimbursement Request No. 6 from the City of Wheat Ridge for the District's share of the work performed on the Wadsworth Widening Project.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board approved Reimbursement Request No. 6 from the City of Wheat Ridge for the District's share of the work performed on the Wadsworth Widening Project, in the amount of \$95,504.72.

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

LEGAL

Attorney's Report: *Employment Manual:* Mr. Flynn reported that he is working with an employment attorney at his firm to complete the manual. expects to have it ready for adoption at the next meeting.

Richards Hart Estate Irrigation Responsibility: Mr. Flynn reported that he has reviewed the file provided by the District with respect to the Hart Estate. He is in the process of requesting additional information from both Denver Water and the District to determine if the Real Estate Covenant from the late 1800's is binding on the District. After he has analyzed the situation in greater detail he will present his opinion to the District's Board of Directors.

OTHER BUSINESS

Urban Renewal Negotiations: The Board discussed the Urban Renewal negotiations. Following discussion, upon motion duly made by Director Davis, seconded by Director Stites and, upon vote, unanimously carried, the Board authorized Carolyn Wolfrom from West Metro Fire to represent

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all special district's levying a property tax within the Urban Renewal authority's boundary. Since the District does not levy a property tax, it was not clear why the District's vote on this issue was solicited by the West Metro Fire.

Revenue Shortfall: The Board discussed the expected loss of revenue due to the relocation of the Lutheran Hospital campus. Director Degenhart noted that the District should try to anticipate the reduction in annual demand, and the impact on the budget.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Urban, seconded by Director Stites and, upon vote, unanimously carried, the meeting was adjourned at 5:12 p.m.

Respectfully submitted,

By: DocuSigned by:
AJ Beckman
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Secretary for the Meeting