

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
DECEMBER 10, 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 10th day of December 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
Juanita Stites

Also In Attendance Were:

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

**ADMINISTRATIVE
MATTERS**

Agenda: Director Degenhart, noting that a quorum of the Board was present, called the meeting to order at 4:05 p.m. and reviewed the Agenda with the Board.

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

Minutes: The Board reviewed the minutes of the November 12, 2024 Regular Meeting.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Stites and, upon vote, unanimously carried, the Board approved the minutes of the November 12, 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 November 30, 2024.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Baillie and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending November 30, 2024, in the amount of \$16,428.23.

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 December 10, 2024, in the amount of \$471,896.70.

Profit and Loss Report: Mr. Beckman reviewed the Profit and Loss Report as of November 30, 2024, with the Board. The following amounts were noted:

November Income: \$584,933.10
November Expense: \$540,464.23
Net Income: 44,468.87

Year to Date Income: \$5,598,524.71
Year to Date Expense: \$5,488,608.08
Net Income: \$109,916.63

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 November 30, 2024.

Schedule of Cash Position and Transfer of Funds: Mr. Beckman reviewed with the Board the Schedule of Cash Position as of November 30, 2024.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Stites and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated November 30, 2024.

Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Stites and, upon vote, unanimously carried, the Board authorized a transfer of \$400,000 to ColoTrust at 4.867%.

OPERATIONS

Manager's Report:

RECORD OF PROCEEDINGS

Rate Increase Scenarios: Mr. Beckman and Mr. Moncada reviewed with the Board various rate increase the scenarios detailing the impacts to District revenue and customer water service expenses.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Urban and, upon vote, unanimously carried, the Board approved an increase to the base rate of 45% and an increase to the rate for consumption of 3%, with the billing frequency to increase to to monthly for all accounts.

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. Berling reported to the Board that the project is 99% complete. Outstanding items include certain maintenance items for the portion of the work performed on 38th Avenue.

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

- 3820 Wadsworth – New Starbucks under construction
- 7101 W. 38th Avenue – The Green at 38th City Project underway.
- 6050 W. 38th Avenue – Apartments under construction.
- 6990 W. 38th Avenue: Working on getting an easement ready for development, consisting of six townhomes.
- 3780 Fenton Street: Preparing to start construction on seven townhomes.
- Lutheran redevelopment: Timeline unknown. Approximately 1300 homes are expected to be constructed.

Reimbursement Request No. 7 from the City of Wheat Ridge for the District's share of the work performed on the Wadsworth Widening Project: Mr. Berling reviewed the payment request and letter from Martin/Martin, Inc. recommending payment with the Board.

Following discussion, upon motion duly made by Director Davis, seconded by Director Baillie and, upon vote unanimously carried, the Board

RECORD OF PROCEEDINGS

approved Reimbursement Request No. 7 from the City of Wheat Ridge for the District's share of the work performed on the Wadsworth Widening Project in the amount of \$131,167.29.

Other: None.

LEGAL

Attorney's Report: *Employment Manual:* Mr. Flynn reported that the changes previously discussed have been incorporated into the employee manual.

Following discussion and review, upon a motion duly made by Director Davis, seconded by Director Baillie and, upon vote unanimously carried, the Board approved the Employment Manual with direction to staff to allow employees the option to be paid for voluntary forfeiture of accrued Paid Time Off, necessary to reduce each employee's year-end balance to an amount no less than 100 hours to be carried into 2025.

Water Service to Property at 5349 W. 29th Avenue: Mr. Flynn reported that Denver Water has responded to his CORA request. Mr. Flynn noted that he will be meeting with the City of Wheat Ridge.

Development Review Deposit Agreement for Lutheran Redevelopment Property: Mr. Flynn reviewed the Development Review Deposit Agreement for Lutheran Redevelopment Property with the Board.

Following discussion and review, upon a motion duly made by Director Urban, seconded by Director Stites and, upon vote unanimously carried, the Board approved the Development Review Deposit Agreement for Lutheran Redevelopment Property.

Election Resolution: Attorney Flynn presented for the Board's consideration Resolution 2024-12-01, Calling for the May 2025 Regular Board of Directors Election and Appointing a Designated Election Official.

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 resolution as presented.

OTHER BUSINESS

None.

RECORD OF PROCEEDINGS

ADJOURNMENT

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

Respectfully submitted,

By: 
 Secretary for the Meeting

DocuSigned by:
27EBD9C9E2764CB