

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF DIRECTORS OF THE
WHEAT RIDGE WATER DISTRICT
HELD
OCTOBER 8, 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 8th day of October 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 Urban, seconded by Director Davis 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 4:00 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 presented.

Minutes: The Board reviewed the minutes of the September 18, 2024, Special 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 September 18, 2024, Special Meetings, 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 September 30, 2024.

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Urban and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending September 30, 2023, in the amount of \$18,135.42.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Urban and, upon vote, unanimously carried, the Board ratified approval of the accounts payable for the period ending October 8, 2024, in the amount of \$502,663.94.

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

	September	Year to Date
Income	879,917.16	4,330,419.33
Expenses	687,984.53	4,395,069.27
Profit / Loss	191,932.63	(64,649.94)

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Davis and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of September 30, 2024.

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

Following review and discussion, upon motion duly made by Director Davis, seconded by Director Urban and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated September 30, 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.

RECORD OF PROCEEDINGS

Proposal from Dana Kepner Co for Sensus Meters: Mr. Moncada reviewed the proposal for the purchase of Sensus meters to replenish inventory 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 proposal from Dana Kepner for Sensus meters in the amount of \$39,188.

Proposal from Table Mountain Electric CO for Replacement of Lights/Fans: Mr. Moncada reviewed the proposal from Table Mountain Electric Co. for replacement of lighting in the District office.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Davis and, upon vote, unanimously carried, the Board approved the proposal from Table Mountain Electric Co. for replacement of lighting in the District office in the amount of \$2,500.

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 water improvements associated with the project are nearly complete.

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

- 6990 Wadsworth – District will need an easement for consideration at the next Board meeting.
- 6230 W. 38th – Commercial Building has new water service and fire line.
- 3900 Upham Street – New taps to be purchased soon.
- 4000 Upham Street – Will need to purchase taps in the near future.

LEGAL

Attorney's Report: *Employment Manual:* Mr. Flynn reported reviewed the employee manual with the Board.

RECORD OF PROCEEDINGS

2025 Budget Hearing: The Board set the Budget hearing for November 12, 2024.

OTHER BUSINESS

Richards Hart Estate: Attorney Flynn reported that he is in the process of reviewing correspondence and will need to further investigate the nature of the agreement, if any, between the District, Denver Water and the Richards Hart Estate. There was a discussion concerning the meter pit serving the property. It was noted that if the pit is not in accordance with the District's standards, the owner should be required to make the necessary repairs for the District's inspection. Normally it is the property owner's obligation to bring the meter pit into compliance with the District's standards, but Mr. Flynn noted that this may be a special situation.

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 at 5:28 p.m.

Respectfully submitted,

By: DocuSigned by:
AJ Beckman

Secretary for the Meeting