

**MINUTES OF A REGULAR MEETING OF  
THE BOARD OF DIRECTORS OF THE  
WHEAT RIDGE WATER DISTRICT  
HELD  
JANUARY 13, 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 13<sup>th</sup> day of January, 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; Operator in Responsible Charge

**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 Degenhart and, upon vote, unanimously carried, the Board approved the agenda, as amended.

**Minutes:** The Board reviewed the minutes of the December 9, 2025 Regular Meeting and December 16, 2025 Special Meeting.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the minutes of the December 9, 2025 Regular Meeting and December 16, 2025 Special Meeting, as presented.

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## RECORD OF PROCEEDINGS

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**PUBLIC  
COMMENTS**

**Public Comment:** None.

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**FINANCIAL  
MATTERS**

**Accounts Payable:** Mr. Moncada reviewed the accounts payable with the Board for the period ending December 31, 2025.

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 December 31, 2025, in the amount of \$20,991.28.

The Board then reviewed the accounts payable for the period ending January 13, 2026.

Following review and discussion, upon motion duly made by Director Stites, seconded by Director Urban and, upon vote, unanimously carried, the Board approved the accounts payable for the period ending January 13, 2026, in the amount of \$308,765.14.

**Profit and Loss Report:** Mr. Moncada reviewed the Profit and Loss Report as of December 31, 2025, with the Board. The following amounts were noted:

Year to Date Income:	\$5,959,089.79
Year to Date Expenses:	\$5,966,521.85
Net Gain:	\$-7,432.06

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Stites and, upon vote, unanimously carried, the Board accepted the Profit and Loss statement as of December 31, 2025.

**Schedule of Cash Position and Transfer of Funds:** Mr. Moncada reviewed with the Board the Schedule of Cash Position as of December 31, 2025.

Following review and discussion, upon motion, duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated December 31, 2025.

Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board authorized and directed a transfer of \$100,000 from CSAFE savings account to the checking account.

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## RECORD OF PROCEEDINGS

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### **OPERATIONS**

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

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

**Newland Street Project:** Mr. Moncada reviewed 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 construction services proposal from Martin/Martin, with an amendment from Legal Counsel.

Mr. Moncada was directed by the Board to contact Denver Water with regard to the master meter being isolated at the Lutheran Legacy project to see if the District could defer master meter fee until water service is restored to that area.

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### **ENGINEERING**

*Wadsworth Project:* Mr. Berling reported to the Board that the Wadsworth Project is completed.

*Owner/Developer Projects:* Mr. Berling distributed and reviewed his report detailing ongoing development projects.

**Other:** None.

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### **LEGAL**

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

*Lutheran Legacy Tap Credits Allocation:* The Board discussed the letter from EX5. Mr. Flynn stated he would draft a resolution granting the Lutheran Legacy Project's request for a variance from the District requirement that tap credit be used only on the original licensed premises and allow Project credits to be allocated and used anywhere within the Project area.

*Settlement Agreement with Denver Water and the City of Wheat Ridge – 5359 W. 27<sup>th</sup> Street:* Attorney Flynn reported that this item has been completed.

*Tap Fee Increases:* Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the combined cost approach from Martin/Martin's tap analysis report and based on Martin/Martin's recommendation increase the water tap fee to \$15,000.00 per single family residential equivalent tap effective January 13, 2026.

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## RECORD OF PROCEEDINGS

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Resolution Designating the Location for Posting Open Meeting Law Notices: Mr. Flynn reviewed a Resolution Designating the Location for Posting Open Meeting Law Notices.

Following discussion and review, upon a motion duly made by Director Urban, seconded by Director Baillie and, upon vote unanimously carried, the Board adopted the Resolution Designating the Location for Posting Open Meeting Law Notices.

Lutheran Legacy Project Petition: Following review and discussion, upon motion duly made by Director Baillie, seconded by Director Urban and, upon vote, unanimously carried, the Board accepted the petition form Lutheran Legacy Project for signature at next regular Board meeting.

Easement for 3920 Pierce Street (St. Peter & Paul Church): Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board approved the Easement Agreement for 3920 Pierce Street project.

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### **OTHER BUSINESS**

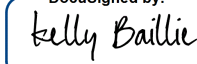
Following review and discussion, upon motion duly made by Director Urban, seconded by Director Baillie and, upon vote, unanimously carried, the Board directed the District Manager to provide a budget, cost of main line breaks, and current/upcoming capital project information to customers that request the information.

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### **ADJOURNMENT**

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

Respectfully submitted,

By:  \_\_\_\_\_  
DocuSigned by:  
DDD3B2Q1654A42F  
Secretary for the Meeting