

PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Bear Creek Water and Sanitation District, Convening on January 12, 2026, at 7:00 pm. The meeting was held at the District Office at 2517 South Flower Street, Lakewood, CO 80227

Call to Order

Presiding: Chairman Miller

Roll Call

Present:

Dale L. Miller, President and Chairman

J. Barry Ebert, Director

Linda M. Larsson, Director

Samuel E. Hundley, Treasurer

Present on Zoom: Neil Johnson, Vice Chairman

Excused Absence: None

Also Present:

Andrew George, District Manager/Board Secretary

Wade B. Wheatlake, P.E., District Engineer, Merrick & Company

Laura Heinrich, Legal Counsel, Spencer Fane

Acceptance of Minutes

R-26-01 RESOLVED, upon motion by Director Ebert and seconded by Vice Chairman Johnson and unanimously carried that the Minutes of the Regular Meeting of December 8, 2025, were approved.

Call to Public/Public Presentations: No members of the public attended the meeting or requested the Zoom meeting link.

District Engineer's Report

2025 Field Operations and Maintenance (O&M)

T-26-01 DISCUSSION. C&L Water Solutions has completed 100% of the 2025 valve, manhole, and fire hydrant inspections to date and has completed 100% of the Grease Trap inspections. C&L has also been working on the Cured-In Place Pipe and lining of the 2023-2024 priority items which are follow up items from the sanitary sewer inspection videos.

Balsam Street Development

T-26-02 DISCUSSION. District Engineers have signed off on the initial acceptance for the water so that Denver Water will be able to begin their plan review. Denver Water will have final approval on the location of the water main installation. The sewer plans are acceptable. District Engineers have requested the four (4) final hard copy sets of the sewer plans.

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There are some comments on the sewer plans regarding Jefferson County's requirement for landscaping around the buildings. District Engineer Fix verified with the owner that these five (5) buildings are not for sale units. If the units were to be for sale, the District would require separate sanitary sewer services for each unit. Legal Counsel Dykstra recommended that the District record a notice against the property that if the apartments were ever sold to individual owners, each unit would be required to install separate water and sewer services. District Engineer Fix had a phone conversation with the developer referencing previous discussions and agreements with CDOT in 2019, regarding the location to install a water main in the CDOT rights-of-way.

As of October 14, 2024, the developer has submitted the sewer easement and the legal description for review. District Engineer Wheatlake asked for a status update and schedule for the product and the developer indicated that they have plans ready to submit to Denver Water and they are finishing up the plat through Jefferson County.

Wildfire Planning Redundancy Study

T-26-03 DISCUSSION. District Engineers have prepared a write up of the redundancy of the District's interplay between zones when the primary water feeds have been disabled. Merrick has updated their water model to include the new water line that was installed along Morrison Road and Hodgson Park. The Engineers have gathered information from neighboring districts (Green Mountain, Lakehurst and Bancroft-Clover) to determine how BCWSD could be assisted (or give assistance) when an emergency occurs. District Engineers have also run hydrant flow tests for the newest water line in Morrison Road which was verified with the District's water model and will help the District know how connections can help in servicing other zones in the District. The model was verified for the District Engineers to look into the zones and connections.

The District will be setting up a meeting with Denver Water regarding emergency connections from Green Mountain Water and Sanitation District to determine what Interconnect Agreements between other districts need to be in place. District Engineer Wheatlake handed out the draft report for Board review at the January 8, 2024 Board meeting.

The Board had an in-depth review and discussion of the draft report for the Wildfire Planning Redundancy Study at the April 8, 2024, Board meeting. District Engineer Wheatlake will look at the placement of fire hydrants in the high-risk areas to see if the District should plan on a future capital improvement project to add additional fire hydrants to assist in fire protection. The District and Merrick had a productive meeting with West Metro Fire Department discussing the District's efforts towards providing enough water during a fire event and water source outage. We discussed some of their operations and procedures for fighting an overland or neighborhood fire.

District Engineers have reviewed the model and report to refine the site locations for the interconnect pump system needed to boost pressures in the two pressure zones. After the discussions with the fire department, the District will need to avoid crossing roadways with hoses or pipes to maintain evacuation routes. District Engineers have investigated using existing or installing new hydrants as a potential option with routing the temporary interconnects. The Board has asked the District Engineer to expedite this process and to also possibly investigate setting up a real-life scenario type of exercise coordinated with West Metro Fire and Rescue in order to ensure adequate preparation in the event of a wildfire within the boundaries of the District.

West Metro is currently utilizing the Ridgepoint neighborhood at Kipling and Morrison as a training area given its surroundings and single point of access. District Engineer Wheatlake will continue researching into possible hydrant additions to help facilitate usage for West Metro Fire upon their recommendation due to existing pressure zones.

District Engineer Wheatlake has reached out to Denver Water and has scheduled a meeting to discuss the District's wildfire mitigation plan with them on March 5, 2025. In addition, District Engineer Wheatlake has submitted an abstract to present on the topic to the Rocky Mountain Water Annual Conference in August and for the SDA Conference in September. West Metro has indicated previously that they might be interested in participating in a fire mitigation discussion at the SDA Conference as well, alongside Merrick Engineering.

District Engineer Wheatlake has shared Merrick's study results with Denver Water and has requested information on their emergency response plan as it relates to conduits or pump stations that affect the district.

District Engineer Wheatlake, Board Chairman Miller, and District Manager George presented at the 2025 SDA Conference and covered the catalyst for this study and background behind it, basic district information, and a summary on the water model and the District's efforts to provide resiliency to the overall system as a backup to Denver Water, our source provider. Captain Aaron Johnson with West Metro Fire & Rescue joined the panel and provided additional insight.

District Engineer Wheatlake will be reaching out to West Metro Fire to possibly facilitate some real-life fire mitigation scenarios to continue enhancing the District's ability to respond in the event of a wildfire.

Water Main Replacement/Rehab

T-26-04 DISCUSSION. District Engineer Wheatlake recommends that future investigations be carried out about every five years in different locations on the pipe to assess the condition of the pipe, as long as two or more breaks don't occur on any of the segments of the pipe. If two or more water breaks occur on any segment of the pipe, a plan to replace the alignment on that segment of the pipe would be put in place. District Engineers will also develop a priority list to determine what sections of pipes need to be identified for future replacement with construction cost estimates for a multi-year replacement program. District Engineers are also looking at alternating areas of the District for construction to avoid being in one area for multiple years. The rankings consider information on the system including the diameter of pipe, age, and material, as well as incorporating priorities identified in the Master Plan update. District Engineer Wheatlake distributed maps showing the location of the water and sewer priorities at the Board meeting. He provided the associated memos at the January 13, 2025 Board meeting.

District Engineer Wheatlake will begin designing both water and sewer future replacements according to their recently created priority list. Merrick has composed a list of potential replacements based on longevity, break history, etc. This will include scheduling both the survey and Subsurface Utility Investigations (S.U.E).

Based on the priority study, District Engineer Wheatlake has begun collecting survey and SUE information for both Kipling Parkway and Kipling Street adjacent to Bear Creek High School. Due to the number of leaks on the water main serving the Kallisto Apartment Complex, District Engineer Wheatlake is adjusting the priority list to put this water main at the top of the list of our replacement program.

Utility locates and survey are scheduled for Kipling Pkwy/Dartmouth intersection along with Kipling Street at Bear Creek High School. Merrick has instigated the design process for the top priorities for both water and sewer. District Engineer Wheatlake will be scheduling survey and SUE investigations.

Based on the priority study, Merrick has prepared exhibits for both Kipling Parkway and Kipling Street adjacent to Bear Creek High School to collect survey and SUE information to begin their design for those segments of waterline replacements. Utility locates and survey were completed in early spring along with the SUE investigation utilizing the data collected.

Utility locates and survey information have been completed. Merrick is assessing and developing a conceptual alignment so they can identify utility crossings to collect test holes for conflict mitigation. There was a discussion at the August 11, 2025, Board Meeting to further streamline the priority main replacement schedule and to prioritize projects while considering all relevant parameters. District Engineer Wheatlake will continue with the design and plan review process for the first few projects on the district priority list. All utility crossings are in the process of being located.

Merrick has begun utilizing test hole contractors to gather as much utility crossing data as possible. This additional survey information will be collected throughout the month of October.

Test hole data is still needed for approximately 15 utility crossings for Kipling Parkway and approximately 20-30 utility crossings for Bear Creek High School. Additional surveying is needed due to the location of an extensive box culvert which might require a connection to that side to extend further west of the intersection.

Test hole contractor was out this month while school was out for Christmas break and collected 36/53 test holes between the high school alignment and the Kipling/Dartmouth alignment.

Sanitary Sewer Main Replacement/Rehab

T-26-05 DISCUSSION. Bid opening for the project along the 15” outfall along the Bear Creek greenbelt just west of Wadsworth Boulevard was completed in early April.

MoCon Pacific is the apparent low bidder and after reference checking and performance evaluations, District Engineer Wheatlake recommends the Board award the 2025 CIPP program to them.

The contract has been signed and forwarded to MoCon Pacific and District Engineer Wheatlake will soon schedule the pre-construction meeting and will schedule the rehabilitation. The contract has been received for Board execution.

Pre-construction meeting took place August 4th. An additional on-site meeting with the City of Lakewood has taken place and material has been ordered with work scheduled to begin in late September.

The lining started in late September with 4 segments completed as they work downstream toward Wadsworth Blvd. along Bear Creek open space.

Lining project was completed in October and has been signed off on by the City of Lakewood. Review of post lining video footage has been complete as well as walk through and completion of punch list items. Merrick will be advertising for any claims which will wrap up mid-November as well as the final closeout item, at which point retainage can be released.

Project is now complete. Advertisement for final settlement has cleared with no claims. Final retainage was released on December 10, 2025, to MoCon Pacific.

Bear Creek Filing 9

T-26-06 DISCUSSION. The Bear Creek Filing 9 development is located north of Morrison Road and West of S. Kipling Parkway, near the Bear Creek golf course in Jefferson County. The project has been updated from 40 multi-family units to 22 single-family lots which mostly modified an access drive into the new street and fire hydrant placements. Revised construction plans and utility study have been submitted and comments returned to the engineer. The water and sewer main alignments haven't changed from the previous plans.

District Engineer Wheatlake has returned comments on the recent water and sanitary plan submittals for this development. Since that time, water and sewer plans have been resubmitted for plan review.

2535 S. Wadsworth Blvd

T-26-07 DISCUSSION. There’s been some preliminary investigation and coordination with the engineer/architect/developer for the parcel at 2535 S. Wadsworth Blvd. between the Mansion Office Complex and Forest Glen neighborhood. The site plan reflects 16 buildings to support the 80-unit complex. Currently there’s a dead-end water main into the area that extends from Forest Glen to a fire hydrant. It’s likely the fire department will require additional fire hydrants and will require the developer to extend and loop the water main.

We’ve had further discussions and coordination with the engineer and Denver Water. Conceptually, the engineer is requesting to connect to Denver Water’s conduit in Wadsworth and extend it to our dead-end 6” to “loop” the system. They are working on setting up a meeting with the appropriate groups within Denver Water to cover all the basis for consideration to this approach.

Merrick met with Denver Water in October to discuss the potential connection. Due to the age, importance, and fragility of the conduit, Denver Water has several stipulations if this is the only option for providing a water main loop for the development. With this connection they would be required to replace a section of the steel conduit and install two butterfly valves and a blow-off to allow for isolation. This would all need to be completed during the normal shut-down of the conduit and all operations fit within the shut-down durations. The developer’s engineer explored alternative alignments and connections including connecting into Bancroft-Clover and extending west down Morrison Road to the closest Bear Creek water main. They’ve come back indicating those options are less feasible than the Denver Water connection.

Acceptance of the District Engineer’s Report

R-26-02 RESOLVED, upon motion by Treasurer Hundley and seconded by Director Larsson and unanimously carried, that the District Engineer’s Report be accepted.

Preceding this action, the District Engineer’s report of activities for December 2025 was presented. A copy is attached hereto and made a part of the record.

Treasurer’s Report

Approval of Payment of Invoices and Payroll

R-26-03 RESOLVED, upon motion by Director Ebert, seconded by Vice Chairman Johnson and unanimously carried, the payment of invoices and payroll presented in the amount of \$205,755.04 was approved. A list is attached hereto and made a part of the record.

Preceding this action, District Manager George reported that upon Treasurer Hundley’s review of the checks, Automated Clearing House (ACH) payments and payroll on December 31, 2025, he found them to be ready for approval by the Board.

Approval of Treasurer’s Report

R-26-04 RESOLVED, upon motion by Vice Chairman Johnson, seconded by Director Ebert and unanimously carried, that the Treasurer's Report based on unaudited financial reports and including the Budget-to-Actual report, as of December 31, 2025, was accepted as presented. A copy is attached hereto and made a part of the record.

Preceding this action, Treasurer Hundley reported there were no new investment purchases, nor had any investments reached maturity during the month of December. District Manager George and Treasurer Hundley will continue to consider various investment options to maintain the safety of the investments and to receive the best rate possible and continue the laddering of the investment portfolio. Treasurer Hundley also gave a detailed review of the December 2025, Budget-to-Actual report.

Legal Counsel's Report

Attorney Heinrich mentioned that the next legislative session will be commencing in short order and she will monitor such for any new items that might impact or be of concern to the District.

District Manager's Report

The Board of Directors conducted the yearly review for District Manager George and set compensation for 2026.

District Manager George presented the December 2025 Report of District Activities, a copy of which is attached hereto and made a part of the record.

Directors Reports – None

C-26-01 CONCURRENCE. Nothing further being presented to the Board, Chairman Miller declared that the meeting be adjourned.

Signed:

Dale L. Miller, President and Chairman

Attest:

Andrew George, Secretary, Board of Directors