PROCEEDINGS

Minutes of the Regular Meeting of the Board of Directors of Bear Creek Water and Sanitation District, Convening on September 14, 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: Vice Chairman Johnson

Roll Call

Present:
Sam Hundley, Treasurer
Barry Ebert, Director
Rachael Schaefer, Director

Present on Zoom: Neil Johnson, Vice Chairman, Wade B. Wheatlake, District Engineer, Merrick & Company

Excused Absence: Dale Miller, Chairman

Also Present:
Andrew George, District Manager/Board Secretary
Laura Heinrich, Legal Counsel, Spencer Fane

Acceptance of Minutes

R-26-41 RESOLVED, upon motion by Treasurer Hundley and seconded by Vice Chairman Johnson and carried that the Minutes of the Regular Meeting of August 10, 2026, 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

2026 Field Operations and Maintenance (O&M)

T-26-68 DISCUSSION. C&L Water Solutions has continued to work on the 2026 O&M contract inspections. 96% of the 2026 valve inspections and 100% of the fire hydrant inspections have been completed. C&L has also completed 50% of the Grease Trap inspections.

Wildfire Planning Redundancy Study

T-26-69 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 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.

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.

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. Chief Johnson with West Metro Fire met in the district office with District Engineer Wheatlake and District Manager George in May to discuss continued cooperation efforts and preparation in response to the drought declaration in the metro area and to update emergency contact information.

Merrick provided information on CoWARN, which is a statewide water/wastewater agency response network to aid in emergency response between utility providers. Discussed registering the District with CoWARN as well as the upcoming meeting with Denver Water & West Metro on August 25.

Merrick and the District had an engaging discussion with Denver Water's Emergency Management and West Metro Fire centered around the efforts towards wildland fire mitigation. The discussion touched on emergency communication challenges and the need for clearer, more consistent procedures for connecting with Denver Water during incidents. Looking ahead, there is a meeting in the works with Jefferson County EOC and OEM soon.

Water Main Replacement/Rehab

T-26-70 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.

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.

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.

Merrick received comments from Denver Water regarding the Bear Creek High School replacement water line, and upon further examination, it was determined that the City of Lakewood vacated the ROW but were unable to locate specific easements dedicated to the District for the waterline. Merrick is currently writing the legal description to cover the new alignment and will coordinate with the school district and legal counsel for the new easement. Due to this delay, it is recommended that this project be postponed until 2027, due to the fact this project needs to coincide with summer closure of the high school. While postponement does marginally extend the risk of a water main break, there is no known history of failures in this segment, and current conditions do not indicate severe degradation of the AC pipe.

Merrick has begun writing the legal description for the new easement for the Bear Creek High School project, and has reached out to Jefferson County to set up a discussion to go through the project with them. Merrick has completed collecting survey data and has a concept level alignment for the first phase of the upcoming Kallisto project, which has tentatively been scheduled for Spring 2027.

Sanitary Sewer Main Replacement/Rehab

T-26-71 DISCUSSION. The bid opening for this year's sewer lining project was held at the District Office on March 2. Bids were received from C&L Water Solutions, MoCon Pacific, and Inliner Solutions. The recommendation to the Board is to award the contract to C&L Water Solutions in the amount of $317,930. C&L is scheduled to begin the project in mid-April. As of the end of June, C&L has completed about 3,067 LF, representing 100% completion of the project. The installation of LMK's on service laterals remains to be done.

Through normal flushing/jetting, it has been determined that several pipe segments in S. Hoyt St, amounting to 630 LF of 8" pipe, are in very poor condition and will need to be lined. The change order to include lining additional segments along S Hoyt St.

AC Water Pipe Assessment

T-26-72 DISCUSSION. We received a proposal from Kumar for comprehensive soil testing, including groundwater level depths, bedrock depths, and various soil properties such as moisture content, pH, electrical resistivity, and water-soluble sulfates. To represent the soil conditions across the District, approximately 22 borings will be conducted throughout the year. The estimated cost for the 22 soil borings and associated testing is $34,141. Additionally, we received a proposal from Echologics, an acoustic testing company, to test around 7,500 feet of AC watermain. Acoustic testing, a non-invasive method, will help determine the extent of degradation in the existing AC pipes. The estimated cost for the acoustic testing is $56,493 with add-ons including downtime, emergency mobilization, and re-booking for a total of $62,142.

The District has approved these proposals and the acoustic and soil testing has begun. Kumar provided early results which show low levels of compression, low detectable exposure to sulfate attack, and a low level of corrosivity.

Completed testing show moderate to poor conditions across tested AC pipe segments, particularly along West Vassar/West Harvard Drive, portions of Floyd Avenue, and portions of South Estes St/West Yale Avenue. Merrick recommends combining this data with critical customer impacts, water line size and location, repair costs, break history, and planned paving schedules, to prioritize future AC water main replacement and rehabilitation decisions.

3523 S. Balsam St.

T-26-73 DISCUSSION. We received the sanitary sewer agreement and legal description for the project. After both engineering and legal review, we found the easement to be acceptable. We have just recently received a request for a flow test in the area of this project. Merrick observed this testing and all was satisfactory.

Bear Creek Filing 9

T-26-74 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 studies have been submitted and comments returned to the engineer. 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. Developer is seeking a variance and has resubmitted plans to Denver Water.

We continue to work with the design team on various easement, alignment shifts, and service/meter placements as they work through their Denver Water submittals.

2535 S. Wadsworth Blvd

T-26-75 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.

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.

Bear Creek Overlook

T-26-76 DISCUSSION. There has been discussion and due diligence investigations for an 8-lot single family development at this 2.8-acre location just south of the existing Overlook at Bear Creek community. Preliminary plans have been submitted and consultations and plan review with Denver Water will take place over the next several weeks.

The first design submittal was made. The main extension will consist of 8" PVC from Kipling Street into the property and reduce down to two separate 4" PVC mains to serve 3 units. There will be a blowoff extension at the end of the 4" main that we will include in our annual flushing program that will help reduce any stagnant water issues.
It appears this project may have some hurdles with density requirements through the City Council. The City is pushing to have 17 units instead of 7, which the developer is pushing back against. They intend to have more information by the end of the year on whether this project will continue to proceed.

Risk and Resilience Certification

T-26-77 DISCUSSION We received notice from the EPA that our Risk and Resilience Assessment (RRA) is overdue. These are 5-year certifications, and the previous one was completed in 2021.This is part of the America's Water Infrastructure Act (AWIA) requiring drinking water systems serving more than 3,300 people to prepare or revise RRA's and Emergency Response Plans (ERPs) and certify to the EPA. We are reviewing, revising where applicable, and re-certifying our RRA and ERP.

Acceptance of the District Engineer's Report

R-26-42 RESOLVED, upon motion by Director Ebert and seconded by Director Schaefer and unanimously carried, that the District Engineer's Report be accepted. Preceding this action, the District Engineer's report of activities for August 2026 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-26-43 RESOLVED, upon motion by Treasurer Hundley, seconded by Director Ebert and unanimously carried, the payment of invoices and payroll presented in the amount of $185,127.37 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, he found them to be ready for approval by the Board.

Approval of Treasurer's Report

R-26-44 RESOLVED, upon motion by Director Schaefer, 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 August 31, 2026, was accepted as presented. A copy is attached hereto and made a part of the record. Preceding this action, Treasurer Hundley reported there was one GSE that matured during the month of August, and one new GSE was purchased. In addition, one CD matured and was renewed, and one Treasury Note matured during the month. 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 August 2026, Budget-to-Actual report.

Legal Counsel's Report.

District Manager's Report.

District Manager George presented the July 2026 Report of District Activities, a copy of which is attached hereto and made a part of the record.

Directors Reports – NONE

C-26-13 CONCURRENCE. Nothing further being presented to the Board, Vice Chairman Johnson declared that the meeting be adjourned.

Signed:

Dale L. Miller, President and Chairman

Attest:

Andrew George, Secretary, Board of Directors