

## PROCEEDINGS

**Minutes of the Regular Meeting of the Board of Directors of Bear Creek Water and Sanitation District, Convening on April 13, 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  
Linda Larsson, Director  
Sam Hundley, Treasurer  
J. Barry Ebert, Director

**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-26-17 RESOLVED**, upon motion by Treasurer Hundley and seconded by Director Ebert and carried that the Minutes of the Regular Meeting of March 9, 2026, were approved. Director Larsson abstained.

**Call to Public/Public Presentations:** Rachael Schaefer, a resident of the District, attended the meeting.

### District Engineer's Report

#### **2026 Field Operations and Maintenance (O&M)**

**T-26-26 DISCUSSION.** C&L Water Solutions has begun working on the 2026 O&M contract inspections. 96% of the 2026 valve inspections and 20% of the fire hydrant inspections have been completed. C&L has not yet started the Grease Trap inspections.

#### **Balsam Street Development**

**T-26-27 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.

## PROCEEDINGS

MINUTES, APRIL 13, 2026

PAGE 2

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-26-28 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. 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-26-29 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.

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. New alignment has been identified to replace the current pipe in front of Bear Creek High School. Construction, erosion control, and street restoration plans are being developed for the project.

### **Sanitary Sewer Main Replacement/Rehab**

**T-26-30 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.

### **AC Water Pipe Assessment**

**T-26-31 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 will begin in short order.

### **Bear Creek Filing 9**

**T-26-32 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.

### **2535 S. Wadsworth Blvd**

**T-26-33 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.

### **Bear Creek Overlook**

**T-26-34 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.

### **Blue Sky Metro District Lift Station**

**T-26-35 DISCUSSION.** Big Sky Metro District No. 1, a special district, proposes installing a lift station to convey wastewater to the Green Mountain Water and Sanitation District collection system. Green Mountain transmits sewage to the Metro Water Recovery Interceptor through their outfall, of which the Bear Creek Water and Sanitation District owns a percentage of capacity.

### **Acceptance of the District Engineer's Report**

**R-26-18 RESOLVED,** upon motion by Vice Chairman Johnson and seconded by Treasurer Hundley and unanimously carried, that the District Engineer's Report be accepted. Preceding this action, the District Engineer's report of activities for March 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-26-19 RESOLVED,** upon motion by Director Ebert, seconded by Chairman Miller and unanimously carried, the payment of invoices and payroll presented in the amount of \$114,974.64 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-26-20 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 March 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 were two GSE'S that matured. One new Treasury Note was purchased during March. 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 March 2026, Budget-to-Actual report.

### **Legal Counsel's Report**

Attorney Heinrich commented again on HB 26-1209, which would reduce the revenue growth for local governments, special districts, and school districts in Colorado. This bill would temporarily decrease the revenue limit from the current 5.5% to 4% for tax years 2027-2032. Attorney Heinrich reported that this piece of legislation has been put on hold. Attorney Heinrich also mentioned the recent Lakewood ballot issues, in which voters chose to repeal recent zoning ordinances.

### **District Manager's Report.**

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

**Directors Reports** – Director Larsson officially resigned from the Board of Directors.

**C-26-06 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**