

**MINUTES OF THE BOARD MEETING  
OF THE BOARD OF DIRECTORS OF THE  
DENVER SOUTHEAST SUBURBAN WATER  
AND SANITATION DISTRICT**

A regular meeting of the Board of Directors of the Denver Southeast Suburban Water and Sanitation District was held on Wednesday October 15, 2025, the time and place of the meeting according to the posted notices. Present were Chairman Partridge, Secretary Jim McGannon, Rod Bergholm, Chuck Hinson and Joshua Connors. Chairman Partridge opened the meeting at 6:00 PM and established that there was a quorum. Also, present were Heather Beasley, District Manager, Richard Krulish, Capital Projects Manager, and Joe Kinlaw, District General Counsel.

**DIRECTOR BUSINESS**

Chairman Partridge thanked the staff for the facilities tour earlier in the week. He also noted that he appreciated the directory of the current staff. Chairman Partridge asked Manager Beasley to provide a draft for review of the 2026 District Goals to be amended into her Employment Contract for 2026. Manager Beasley committed to providing that draft ahead of the November Regular Board meeting. Chairman Partridge finished his Director's Business by reminding Director Hinson that he is responsible for the article in the newsletter this month.

Treasurer Connors told the Board he had the opportunity to review the report from CISA regarding the IT/OT penetration test. He said, at a high level, all the items of concern are fixable and that he was pleasantly surprised at the results of the test. He also thanked the staff for the facilities tour. Secretary McGannon wrapped up the Director's Business by also thanking the staff for the facilities tour.

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA**

Michael Schildt, resident of the District, was present but had no comments.

**MINUTES OF THE SEPTEMBER 17, 2025, REGULAR BOARD MEETING**

Chairman Partridge asked that Manager Beasley add in the discussion about the letter to Douglas County about the septic systems that are being installed near Franktown that the Pinery Water Board is concerned about those septic systems contaminating the groundwater. Including that change, Chairman Partridge made a motion to approve the minutes for the September 17, 2025. The motion was seconded by Secretary McGannon. All Directors present voted in favor.

**CONSENT AGENDA ITEMS**

**RESOLUTION 2025-28 APPROVING TEMPORARY CONSTRUCTION EASEMENT WITH PINERY  
COMMERCIAL METROPOLITAN DISTRICT**

Secretary McGannon made a motion to approve Resolution 2025-28. The motion was seconded by Treasurer Connors. All Directors present voted in favor.

**DISCUSSION AND ACTION ITEMS AGENDA**

**RESOLUTION 2025-29 APPROVING THE INCLUSION AGREEMENT AND DEVELOPER SERVICES  
AGREEMENT AND ORDER BY THE BOARD OF DIRECTORS FOR INCLUSION OF PINERY MEADOWS**

Secretary McGannon thanked Mr. Kinlaw and staff for incorporating the water efficiency elements into the Inclusion and Developer Service agreements. Director Hinson asked for information about the lawsuit filed by Nebraska against Colorado for Colorado's overuse of the South Platte River Water. Manager Beasley assured Director Hinson that Pinery Water would not be involved because it is a member of South Platte Water Related Activities Program (SPWRAP). The SPWRAP represents members' interests and partners with the State of Colorado related to South Platte River water use. Director Bergholm made a motion to approve Resolution 2025-29. The motion was seconded by Director Hinson. All Directors present voted in favor.

#### **RESOLUTION 2025-30 FOR INCLUSION HEARING FOR PINERY MEADOWS**

Chairman Partridge opened a Public Hearing for consideration of the Petition for Inclusion of Pinery Meadows at 6:13 PM. There was no comment from the public. Mr. Kinlaw and Manager Beasley confirmed they have not received any written objections to the Petition. The Public Hearing was closed at 6:14 PM. Chairman Partridge made a motion to approve Resolution 2025-30. The motion was seconded by Treasurer Connors. All Directors present voted in favor.

#### **RESOLUTION 2025-31 APPROVING WORK AUTHORIZATION #2 FOR THE SWITCHGEAR PROJECT**

Secretary McGannon made a motion to approve Resolution 2025-32. The motion was seconded by Treasurer Connors. All Directors present voted in favor.

#### **RESOLUTION 2025-32 APPROVING AN AGREEMENT WITH MERAKI CONSTRUCTION FOR INSTALLATION OF MANHOLES AND SURFACE RESTORATION**

Secretary McGannon noted that he appreciated the efforts to return the high-water use turf surface to xeriscape material. Secretary McGannon made a motion to approve Resolution 2025-32. The motion was seconded by Director Hinson. All Directors present voted in favor.

#### **DISCUSSION REGARDING THE FINAL DRAFT OF THE 2026 DISTRICT BUDGET**

There were some changes in this final draft version of the 2026 District Budget. Manager Beasley noted that many of the changes are due to project schedule changes and that most of the instances are not increases to the project budget, just shifting funds from one year to the next. Secretary McGannon asked if the Water Project Fee funds could be used to pay for the expansion of Walker Reservoir. Manager Beasley confirmed that it would be an allowed use of those funds. Treasurer Connors wondered if there was anything in the 2026 District Budget that related to the findings of the CISA test. Manager Beasley told the Board that most of the items dealt with changing settings and policies rather than purchasing hardware/software/services. So, there is no noticeable change to the Budget related to the findings of that CISA test report. Chairman Partridge asked about the continual costs associated with the Eye On Water program.

Manager Beasley let the Board know that this version (with perhaps some minor changes) will be on the agenda next month for approval. The District has already posted and publicized the Public Hearing for the 2026 District Budget and the 2026 Rates and Fees and Tap Fees.

#### **ATTORNEY REPORT**

Mr. Kinlaw presented his Attorney Report. He reported that he spent a lot of time finalizing the Pinery Meadows agreements. He also noted that all the required notices for the budget and rates and fees had been posted.

### **ACCOUNTANT REPORT**

Thuy Dam was not present at the meeting to discuss the financial statements as of September 30, 2025. There were no questions from the Board.

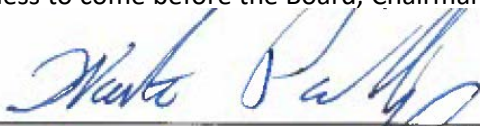
### **TREASURER REPORT**

Treasurer Connors asked why the to-date Water Operating Expenses were so low. Manager Beasley explained that a large portion of the budgeted water operating expenses was for the purchase of WISE water. The District has not used any WISE water this calendar year, opting to trade its pro-rata share to other WISE members. Treasurer Connors then presented the Interim and Disbursement reports and made a motion to approve the interim payments of \$308,329.18 and the current disbursements in the amount of \$221,612.03 for a total authorization of payments in the amount of \$529,941.21. Director Bergholm seconded the motion. All Directors present voted in favor.

### **MANAGER REPORT**

Manager Beasley discussed the quarterly Manager Memo. The Board asked if there was any push back from High Prairie Farms Metro District related to the Pump Station 7 project. Manager Beasley confirmed there was no push back and that staff were finalizing the agreements to take back the current building. Treasurer Connors noted again the results of the CISA Penetration Test and gave "kudos" to Randy. He recommended completing a Penetration test every 3-5 years. Manager Beasley then discussed the status of the 2025 District Goals, all but one currently completed. The revised Rules and Regulations would be brought to the Board for discussion in November, which would complete all the goals.

There being no additional business to come before the Board, Chairman Partridge adjourned the meeting at 7:23 PM.



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WALTER PARTRIDGE  
CHAIRMAN, DENVER SOUTHEAST SUBURBAN WATER & SANITATION  
DISTRICT

ATTEST:



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JIM MCGANNON, SECRETARY