

RECORD OF PROCEEDINGS

A Meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on April 20, 2026, at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT:	President Bush Director Roddam Director Martinez Director Franzen
Manager:	Jessie J. Shaffer
Operations:	Dan LaFontaine
Attorney:	Tamara Seaver
Office Manager:	Cory Lynch
District Engineer:	Cydney Saelens
Visitors:	James Howald - Our Community News Jackie Burhans - Our Community News Richard Hood - JVA

I. Call to Order: President Bush called the meeting to order at 13:01.

Motion: President Bush entertained a motion to excuse Director Clewe from the April 20, 2026, meeting. Director Roddam moved, Director Martinez seconded, and the Board unanimously approved the absence of Director Clewe.

II. Reading of the Minutes:

Copies of the meeting on March 9, 2026, minutes of the Woodmoor Water and Sanitation District (WWSD) were provided to each Director.

Motion: President Bush entertained a motion to accept the March meeting minutes. Director Roddam moved, Director Martinez seconded, and the Board unanimously approved the March 9, 2026, minutes.

III. New Business:

- A. Consider Construction Contract Award for Well 12R Site Work
- (Richard Hood – JVA)

Richard Hood of JVA reported that two bids were submitted. The low bid was from Gordon Construction Co. Inc. for \$238,000. Shaffer asked the Board for a 15% contingency.

Motion: President Bush entertained a motion to authorize him signing the contract with Gordon Construction for \$238,000 with a 15% contingency for a total of \$270,000. In addition, to authorize a mid-year budget increase for this project of approximately \$83,000. Director Franzen moved, Director Roddam seconded, and the Board unanimously agreed.

- B. Consider Execution of Lease Agreement with AGRA -
Shaffer explained to the Board that we would provide a flexible amount of water up to 3000 acre-feet for \$135 per acre-foot until November 2026.

Motion: President Bush entertained a motion to authorize the Execution of Lease Agreement with AGRA and to have Shaffer sign. Director Roddam moved, and the Board unanimously agreed.

- C. Consider Approval of Engagement Letter with SL Environmental for Litigation Service's aimed at PFAS Settlements -
Attorney Seaver told the Board that 3M and Dupont have agreed to a settlement of \$12.5 billion to pay for damages resulting from PFAS.

Motion: President Bush entertained a motion to authorize him to sign the Engagement Letter with SL Environmental for Litigation Service's aimed at PFAS Settlements. Director Roddam moved, Director Martinez seconded, and the Board unanimously agreed.

IV. Old Business:

- A. Consider Sale of Land and Easements to El Paso County & Execution of the Following:

- Memorandum of Agreement (MOA)
- Temporary Construction Easement
- Sale of a Portion of Lot 2A Patriot Place Subd.

Motion: President Bush entertained a motion to authorize him to sign the MOA, to sign the special warranty deed at closing and to sign now the temporary construction easements. Director Martinez moved, Director Roddam seconded, and the Board unanimously agreed.

- B. Consider Execution of 2nd Amendment to Solar Lease with Apollo's Peak Solar, LLC, formerly Enerfin Renewables -

Motion: President Bush entertained a motion to approve the Execution of 2nd Amendment to Solar Lease with Apollo's Peak Solar, LLC, formerly Enerfin Renewables. It is stated that Apollo is also paying rent until the end of 2026. Director Franzen moved, Director Martinez seconded, and the Board unanimously agreed.

- C. Consider Execution of 1st Amendment of Supplemental Water Service Agreement with Lake Woodmoor Holdings, LLC. -
Shaffer explained that all this does is defer their 3C liability until December 31, 2026.

Motion: President Bush entertained a motion to approve the Execution of 1st Amendment of Supplemental Water Service Agreement with Lake Woodmoor Holdings, LLC. Director Franzen moved, Director Roddam seconded, and the Board unanimously agreed.

- D. Consider Execution of Amended and Restated Intergovernmental Agreement with Lewis Palmer School District 38 (Re: Safe Routes to Schools) -

Motion: President Bush entertained a motion to authorize him to sign this agreement once it has been approved by attorney Seaver. Director Franzen moved, Director Roddam seconded, and the Board unanimously agreed.

