

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on March 12, 2015 at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT: Director Town
 Director Courrau
 Director Taylor
 Director Schwab
 Director Strom

Manager: Jessie J. Shaffer
Asst. Manager Randy Gillette
Consulting Engineer Steve Tamburini
Attorneys: Erin Smith

Secretary: Marsha Howland

Visitors: Russ Broshous - Brookmoor HOA
 Nancy Wilkins - Our Community News
 Jim Johnson - Brookmoor Resident
 Forrest Hindley - Woodmoor Resident
 Kevin Nielsen - Woodmoor Public Safety
 Daniel Niemela - Bishop- Brogden Associates

I. Call to Order:

President Town called the meeting to order at 1:00 p.m.

II. Reading of the Minutes:

Copies of the February 12, 2015 meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director. It was moved, duly seconded, and unanimously passed that the meeting minutes be approved.

III. New Business:

A. Reset Public Hearing Date on Availability of Service Charge(ASC)Rate Change:

Shaffer asked the Board to consider setting the Public Hearing date for the ASC rate change to June 11, 2015.

Motion:

Upon motion by Director Strom, and seconded by Director Schwab the Board unanimously voted to set the Public Hearing for the ASC rate change to June 11, 2015.

IV. Old Business:

A. Review Final Draft of Non-Potable Water Service Policy and Consider Adoption of

Same: Shaffer stated that he has completed the final draft of the non-potable water service policy, a copy of which is attached hereto. Shaffer stated that he made two changes to the the final draft. The first change was to keep the service available year round, and the second change was to allow private facilities in the WWSD easements, if they maintain the minimum distances that are outlined in the WWSD system specification policy. Shaffer stated that he would like to discuss the variances that Brookmoor has requested to the policy before the Board considers adoption of the policy.

B. Consider Brookmoor Request for Policy Variances Regarding Non-Potable Water

Service: Shaffer reported that Brookmoor has requested a few variances to the non-potable water service policy. Brookmoor is asking the Board to consider deferring the requirement to disconnect the potable water service at the time they connect to the non-potable water service for a period of two years. Shaffer stated that Brookmoor is also asking the Board to allow them to exchange their non-potable tap back to a potable tap without any up-charges. The final request Brookmoor is making to the Board is to adjust or eliminate the out year rate pricing for block three usage. Shaffer stated that block three rates are to encourage water conservation. President Town stated that he would agree to deferring the time to disconnect the potable service for two years. Town also stated that if the Board allows the two year deferment, the request for the tap upcharge is mute. Town stated that adjusting or eliminating

the block three usage rates would send out the wrong message to the community about WWSD's standard to conserve water. After a lengthy discussion, the Board agreed with Town concerning the deferment of the potable water service request made by Brookmoor. The Board also agreed not to change the block three usage rates. Shaffer stated that an upgrade to the non-potable water system is needed prior to anyone tapping into the non-potable water system. Shaffer stated that Brookmoor has concerns about the reliability of the non-potable water service, but he feels with the improvements WWSD is going to make, the service should be reliable. Gillette suggested that instead of WWSD adopting a non-potable water service policy at this time, WWSD should consider site specific agreements with customers wanting to connect to the non-potable water service. Gillette stated that deferring the policy would give WWSD time to monitor the performance of the non-potable water service line. The deferment of the policy to agreements would also allow WWSD to consider any variances the customer is requesting on an individual basis. After a lengthy discussion, the Board decided to defer the non-potable water service policy and address each customer on a site specific basis in agreement form to connect to the non-potable water system. Shaffer asked Mr. Broshous and Mr. Johnson from Brookmoor to get back with him with their decision about connecting to the non-potable water service or staying on the potable system.

V. Financial Discussion:

Schwab stated that he had reviewed the draft financial statements and did not have any changes. It was moved, duly seconded, and unanimously passed that the financial reports be approved.

VI. Public Discussion: None.

VII. Joint Use Committee Report: Strom stated that there is only one sludge removal company available for the Tri-Lakes Wastewater Treatment Facility (TLWTF). Strom stated that the budget was set at \$133,500 for sludge removal and the rate this company is charging is about \$11,500 higher. TLWTF will accept this bid. Tamburini stated that there are out of state companies that do this service and Bill Burks will be checking into their pricing for next year. Tamburini stated that he will be receiving bids for the Phase 1 construction by 2 p.m. on April 3, 2015. Tamburini stated that he hopes to receive four bids. Strom stated that at the April 14, 2015 JUC meeting they expect to do a contract award for the Phase 1 construction.

VIII. **Chilcott Ditch Company/ JV Ranch Report:** Taylor stated the Chilcott Ditch's quarterly meeting was held on Tuesday, March 10, 2015. Taylor stated that Chilcott Ditch executed the share change case with Colorado Springs Utilities. Taylor reported that the clean-up of the ditch is in process.

IX. **Manager's Report:**

Shaffer reviewed the Managers Report dated March 12, 2015, a copy of which is attached hereto.

A. Collaborative Organizations / Opportunities:

1. Pikes Peak Regional Water Authority (PPRWA): Shaffer reported that he will know next month on whether or not Phase 2 of the Regional Infrastructure Project Study will move forward.

B. Operations: Randy Gillette

1. Water Report: Gillette reported that WWSD is making good progress on the new leak detection equipment. Gillette stated that Lake Woodmoor is at 7096.

2. Sewer System: None.

C. District Construction/Planning Projects: None.

D. WWSD Subdivision/Development Status Update:

1. Dunes at Woodmoor Filing 2: Shaffer reported that 56 homes are proposed for this area. Shaffer stated that the developer for this project is La Plata Properties. Shaffer reported that construction should begin in about two months.

2. Monument Hill Self Storage: Shaffer stated that staff is working on the easement agreement with Monument Hill Self Storage.

3. Village Center Filing 3, Phase II: Shaffer reported that Village Center Filing 3, Phase II is close to being issued conditional acceptance.

E. Other Topics:

1. SePro Contract: Shaffer reported that SePro will begin treatments for the aquatic weed control in Lake Woodmoor in April, 2015. Staff will send out notices to customers living around Lake Woodmoor to inform them of the treatments.

2. JV Ranch Revegetation: Shaffer reported that Paul Flack will begin his JV Ranch revegetation consultation for weed control in a couple of months.

3. GIS Analyst Opening and Advertisement: Shaffer stated that WWSD has a job opening for a GIS analyst.

X. Special Reports and Subjects:

A. Engineer's Report: None.

B. Attorney's Report: None.

C. WIA Meeting Report: None.

XI. Executive Session:

It was moved, duly seconded, and unanimously approved that the Board move into Executive Session pursuant to: C.R.S. Section 24-6-402: (1) Subsection (a) for discussions related to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; and (2) Subsection (e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; and (3) Subsection (b) for a conference with legal counsel for the purpose of receiving legal advice on specific legal questions; all related to the purchase of water rights and the Joint Use Agreement. Session commenced at 2:41 p.m. The Board returned to Regular Session at 3:32 p.m.

Note: The next Board Meeting will be held on April 16, 2015.

XII. Adjournment:

There being no other business to come before the Board, it was moved and duly seconded that the meeting be adjourned. The motion passed unanimously and the meeting adjourned at 3:37 p.m.

Respectfully Submitted,


Beth Courrau
Beth Courrau, Secretary