

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on October 12, 2020 at the Woodmoor Improvement Association Barn.

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| PRESENT: | Director Bush Director Roddam Director Hanson |
| Manager: | Jessie J. Shaffer |
| Operations: | Dan LaFontaine |
| Attorney: | Erin Smith |
| Secretary: | Marsha Howland |
| Visitors: | James Howald - Our Community News Richard Hood – JVA Consulting Engineers Bob Fryling – Woodmoor Resident Several Woodmoor Residents |

I. Call to Order: President Bush called the meeting to order at 1:10 p.m.

II. Excuse Absent Directors:

Motion: Upon motion by Director Hanson, and seconded by Director Roddam, the Board unanimously voted to excuse Directors Wyss and Clewe from the Board Meeting.

III. Reading of the Minutes: Copies of the September 14, 2020 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.

Note: President Bush changed the order of the agenda moving ahead to Item 7- Public Discussion.

IV. New Business:

A. SPF/CWTP/LPS Progress Update Presentation – JVA Consulting: Hood reported that the logic controller, which is considered the brains of the plant and is a critical part of the SFP, is over 20 years old and parts to repair it are no longer available. Hood stated Stanek Construction has put out bids for a new logic controller and the cost to replace the controller is estimated to be \$121,055. Hood stated that this cost does not include the new programming for the SCADA system that will be needed. Hood reported that he has not received the proposal for the SCADA programming cost yet. Shaffer reported that the SCADA programming should come in below \$30,000. Hood stated that they would like to move forward with the purchase of the controller now as it will take a couple of months to build and replace the equipment. The Board discussed the option of upgrading the controller instead of replacing it. Hood stated that they looked into that option, and the cost would be approximately \$50,000 and they would probably be back to looking at replacement again in another few years. Hood stated that Stanek Constructors also needs to start the submittal process with WesTech Equipment for the improvements needed at CWTP. Hood reported that the cost for this process would be around \$42,000. Shaffer commented that the CMAR process with the capital improvements that the District is undertaking gives flexibility through the design process and is working out well.

B. Consider Executing Construction Change Order with Stanek Constructors – PLC Replacement- South Filter Plant Improvements Project: Hood asked that Board to consider authorizing Shaffer to approve a change order for up to \$150,000 to Stanek Constructors. The Board authorized Shaffer to approve the change order for up to \$150,000 for the South Filter Plant improvements, and \$42,000 for the Central Water Treatment Plant improvements.

C. Delivery of 2021 Budget Draft: The Board received their first draft 2021 budget. Shaffer asked the Board to pay close attention to the renewable water investment fee, equipment- buying and selling, construction, renewal and replacement, and bond refinancing fees in the draft budget.

D. Schedule Budget Workshop: The Board scheduled the budget workshop for October 26, 2020 at 3:00 p.m.

Note: The November Board Meeting was changed from November 9, 2020 to November 16, 2020.

E. Schedule Public Hearing on Proposed 2021 Budget: The Board scheduled the Public Hearing on the proposed 2021 budget on November 16, 2020.

V. **Old Business:** None.

VI. **Financial Report:** President Bush stated that he has reviewed the financial statements for September 2020 and did not have any changes. The Board accepted the September financial reports.

VII. **Public Discussion:**

A. Bob Fryling – Public Access around Lake Woodmoor: Fryling thanked the Board for taking the time to listen to his request. Fryling stated that he and his wife walk on the west side of Lake Woodmoor several times a week. Fryling stated several reasons why the Board should allow pedestrians to walk on the west side of Lake Woodmoor to include: the trail is a safe place for seniors to walk as it is level, the scenery is beautiful and uplifting for mental health, pedestrians can follow the social distancing rules on the trail and still communicate with neighbors, and it would be good public relations for the District. Several Woodmoor residents stated their reasons for the Board to allow walking on the west side of Lake Woodmoor to include: exercise, safe place to walk their dogs, (cleaning up after them), safe trail for children to walk and play especially with Covid-19 closing all the parks, helps mental health, and they police the trail, (telling visitors that they cannot fish or swim in the lake and picking up random trash). Residents also reported that they were never made aware that they were not allowed to walk by the lake, and realtors made the access to the lake a huge selling point to buyers. Residents on the east side of Lake Woodmoor stated their concerns about pedestrians walking on the left side of the lake, stating that they were trespassing on their property when the water levels are low. The Board thanked all the residents for their comments and stated that they would take them under consideration. President Bush stated that he is concerned about the liability to the District allowing pedestrians to walk at the lake and the safety of the equipment that the District has at the lake. Bush reported that the Board has to consider the concerns of the property owners on the east side of the lake. Bush stated that the Board needs to speak with staff and homeowner associations to gather more information before a decision can be made. The Board agreed not to take any formal action at this time. One Woodmoor resident asked the Board to consider letting Lake Woodmoor freeze over in the winter to lessen the pollution from the geese that gather in the open water. Shaffer stated that he would look into the issue.

VIII. **Joint Use Committee Report:** None.

IX. Chilcott Ditch Company / The Ranch Report: Shaffer reported that operations at the ranch are winding down for the season. Shaffer stated that they are having freezing temperatures at the ranch, so staff is starting to winterize the equipment. Shaffer reported that staff will start the ditch cleaning process on November 1st and continue until Thanksgiving, weather permitting. LaFontaine reported that operations at the Chilcott Ditch are running smoothly. LaFontaine stated that they are only delivering water to the ranch at this time.

X. Manager's Report: Shaffer reviewed the manager's report dated October 12, 2020, a copy of which is attached hereto.

A. Collaborative Organizations / Opportunities:

- i. PPRWA: Shaffer reported that Dick Brown reported to the PPRWA that COVID-19 is causing difficulties with social distancing, etc. in the legislature. Legislature is trying to come up with solutions to keep the public involved and stay within CDC regulations.

B. Operations

- i. Water Report: LaFontaine reported that the unaccounted water percent for September was 4%, year to date is 8%. LaFontaine reported that the District had two main breaks last month.

C. District Construction/Planning Projects:

- i. Backlot Sewer Cleaning: LaFontaine reported that the backlot sewer cleaning project should be complete in about two weeks. LaFontaine stated that 80,000 linear feet of sewer line was contracted to be cleaned.

D. WWSD Subdivision/Development Status Update:

- i. Mountain Springs Recovery: Shaffer stated that Mountain Springs Recovery is getting ready to open up their third building and staff will be reviewing their plans for the expansion.
- ii. Monument Commercial Storage: Shaffer stated that this project is nearing completion. Shaffer reported that the developers are thinking of changing the storage units from shell buildings to condominium style. Shaffer will keep the Board posted on this change as he receives more information.

E. Other Topics:

- i. Colorado Department of Local Affairs Grant. Shaffer informed the Board that the District did not qualify for this grant.

XI. Special Reports & Subjects:

A. Attorney's Report: None.

B. WIA: President Bush reported the developers at Cloverleaf are looking into forming a Metro District.

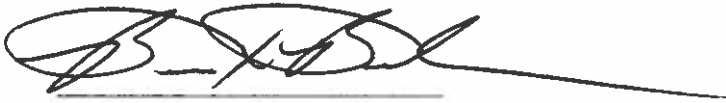
XII. Executive Session:

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 a potential agreements with Geronimo Energy, JUWI, Inc., Colorado Springs Utilities and Lake House Association. Session commenced at 2:47 p.m. The Board returned to Regular Session at 3:33 p.m.

XIII. Adjournment: There being no other business before the Board, it was moved and duly seconded that the meeting be adjourned. The motion passed unanimously and the meeting adjourned at 3:34 p.m.

Record of October 12 2020 Board Meeting

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'B. Bush', written over a horizontal line. The signature is stylized and extends to the right of the line.

Brian Bush, President