

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on August 8, 2022, at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT: President Bush
Director Clewe
Director Beley
Director Town
Director Roddam

Manager: Jessie J. Shaffer

Operations: Dan LaFontaine

Attorney: Erin Smith

Office Manager: Cory Lynch

Visitors: James Howald- Our Community News
Jackie Burhans- Our Community News
Larry Johnson-Resident
Norm Kramer- Resident
Chris Johnson- Woodmoor Country Club

I. Call to Order: President Bush called the meeting to order at 12:59.

II. Reading of the Minutes: Copies of the July 18th, 2022, meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director.

Motion: President Bush entertained a motion to accept the July 2022 Board minutes. It was moved by Director Town, duly seconded by Director Beley, and unanimously passed that the meeting minutes be approved.

III. New Business:

A. Mid-Year Budget Update- Highlights:

1. Increase of over \$114K in revenue from interest income due to bond interest increases
2. Decrease in miscellaneous income of \$51K
3. Increase in supplemental water of approximately \$3M due to Monument Junction
4. Construction of facilities increased approximately \$195K. This is due primarily from adding funds for Highway 105 improvements and for Lake Woodmoor piezometer redrilling that were not in the original budget.
5. Total expenses came in at \$13,276,400, just under the budgeted \$13,284,762.

B. Temporary Construction Easement – Mountain View Electric (Birdsall Road)- A temporary easement has been in place with MVEA to run power across the Ranch to their guard shack. The current easement has expired and MVEA is requesting the temporary easement for two more years.

Motion: President Bush recommended the Board allow this requested extension as and authorize him and Shaffer to sign the new agreement. Director Roddam motioned, and it was seconded by Director Town and the Board unanimously voted to accept.

C. Consider Professional Services Agreement with JVA and Authoring District Manager to Sign-Engineering Design for Highway 105 Utility Relocations

Motion: President Bush recommended the Board authorize Shaffer to sign the new agreement and execute with JVA. Director Town motioned, it was seconded by Director Roddam and the Board unanimously voted to accept.

D. Consider Directing Notice be provided by Website Posting of Action to Consider Fixing Water and Sewer Tap Fees for Irregular/Unique Structures- Chris Johnson of the Woodmoor Country Club was present. Shaffer explained that a letter written by Johnson approximately two months ago was included in the Board packet. Johnson explained that the Country Club planned on building two vault toilets on the golf course. El Paso County denied the design because the proposed locations were too close to service lines. To connect to those lines, the Country Club would have to pay the District the normal tap fees of approximately \$35,000 each. Johnson is requesting an amended tap fee for these bathrooms. Shaffer presented a chart to consider a proration by duration of annual use. Six months would be a minimum and there would be no changes to the monthly charges for service.

Motion: President Bush recommended the Board direct Shaffer to proceed with Website Posting of Action to Consider Fixing Water and Sewer Tap Fees for Irregular/Unique Structures. This will be posted for 30 days and considered for adoption at the September 2022 Board meeting. Director Roddam motioned, it was seconded by Director Town and the Board unanimously voted to accept.

IV. Old Business:

A. None

V. Financial Report:

Director Town stated he looked at the financial statements for July 2022. He questioned why under Net Position there were two line items that were both labeled Unrestricted Net Assets. President Bush also stated he had the same question and also inquired about Bond Issuance Costs, deposits showing up as negative and where RWIF is on the balance sheet. It will be reviewed and explained at the next Board meeting.

Motion: President Bush recommended the Board accept the July 2022 financial reports subject to an explanation of the questions at the September Board meeting. Director Roddam motioned, and it was seconded by Director Town. The Board unanimously voted to accept the July 2022 financial reports.

VI. Public Discussion:

A. Unscheduled People- Resident Larry Johnson asked if we were going to do anything to improve the water taste and smell. Operations Superintendent LaFontaine explained that the Central Water Treatment Plant was upgraded to process both ground and surface water. Woodmoor Lake was also drained for construction and then refilled and not aerated and mixed. For the first time, the entire District was serviced with 100% surface water. Because only 1-2% of residents can detect an odor or taste in the water, President Bush stated that the Board has to prioritize safe drinking water over taste. Resident Norm Kramer had concerns about the District selling water to

developers in a time of water conservation. Bush stated that we are a governmental organization and we have to operate under Colorado law. We simply can't say that we will not provide water. Shaffer informed Kramer that the District has planned for this growth and has adequate water supply to support the expansion of Monument.

VII. Joint Use Committee Report:

Director Clewe reported that the 2021 audit was approved. Tetra Tech supplied a master plan report that Shaffer is reviewing thoroughly. Approximately \$12M is being forecasted for capital improvements over the next 20 years. All operations are going well.

VIII. Chilcott Ditch / The Ranch Report:

The Ditch is running well due to the increased rain fall. They haven't been called out by any senior water rights in a month. All water was delivered to the Ranch, to all partners and the Ranch has all needed water. They are working on the road washout and flooding that happens with the rains. Plans for the Board to tour the Ranch were discussed and schedules will be looked at for the week of August 29th or September 5th.

IX. Manager's Report: Shaffer provided the manager's report.

1. Collaborative Organizations / Opportunities:

- a. PPRWA – PPRWA is still on summer break.

2. Operations Update

- a. Water Report: LaFontaine's report of a 1% loss was after a month of a 2% loss. Central Water Treatment Plant is still having issues with the meters reading approximately 9% off. Well 9 issues have been fixed, taste and odor complaints have stopped and all systems are up and running. A once every three-year sanitary survey will be August 15-18.
- b. Sewer Report: Continued supply chain issues with lids, rings and risers.

3. District Construction/Planning Projects:

- a. Lake Woodmoor Piezometer Redrill & Abandonment- Discussed during the mid-year budget review is completed.
- b. Meter Change Out Program- Discussed during the mid-year budget.
- c. LPS2 Progress Update. Lake pump station is fully operational and online since the first of June. We are still getting delayed with HVAC, punch list and overhead garage door.
- d. Well 19- District Engineer Hacker is submitting to CDPHE to get the well active to yield approximately 30-35 gallons per minute and be online by the end of the year.
- e. Well 22- Well drilling and development is completed, pump test completed last week and sound walls removed. Site survey is next and contractors for building.

4. WWSD Subdivision/Development Status Update:

- a. Monument Junction- We have the last set of water plans to get out and then the developer will be ready to install the water and sewer infrastructure.
- b. Cloverleaf- Continues to install water and sewer infrastructure with 70% completion of sewer.

5. Other Topics

- a. SDA Conference- After the Board meeting on Monday, September 12th, the Board members will be leaving for the conference in Keystone, CO. The conference is September 13-15.

X. Special Reports & Subjects:

- a. Engineer's Report- None
- b. Attorney's Report- None
- c. WIA Meeting Report- President Bush had a meeting with Cloverleaf project manager and reported several houses will be selling for over \$1M. Another meeting was attended about the 264-unit apartment complex that is replacing Greater Europe Mission. This will consist of 20-10-unit apartments and one, 64 unit, three story apartment.

XI. Executive Session:

Executive Session pursuant to C.R.S. § 24-6-402(4): (1) Subsection (a) for discussions related to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest; (2) Subsection (e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; (3) Subsection (b) for a conference with legal counsel for the purpose of receiving legal advice on specific legal questions; all related to potential agreements with Colorado Springs Utilities, the Town of Monument, Donala Water and Sanitation District, Cherokee Metropolitan District and Tri-Lakes-Monument Fire Protection District.

XII. 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 15:52.

Record of August 8, 2022, Board Meeting

Respectfully Submitted,



William Clewe, III, Secretary