

Woodmoor Water and Sanitation District, Aug. 13

# District hears request to waive option payments

By James Howald

At its meeting on Aug. 13, the Woodmoor Water and Sanitation District (WWSD) board heard a request from a property owner to waive or restructure his debt to the water district, resolved an issue with irrigation for a park in Village Center, and heard updates to the budget and several other reports.

## County reverses approval and creates problem for MGP Inc.

The board discussed the supplemental water agreement with MGP Inc. concerning a property in the northwest corner of the water district just south of County Line Road and east of I-25. The El Paso County Commissioners reversed their approval of the preliminary plan for this property, after granting several extensions of the plan, affecting MGP's ability to sell the property for development.

According to real estate agent Tim Leigh, the land was originally valued in the millions of dollars after the county approved MGP's preliminary plan, which included several commercial uses such as a truck stop, a restaurant, and a hotel. However, after a review of the drainage requirements

of MGP's property and surrounding properties, the county withdrew its approval of the commercial uses, reducing the value of the property substantially, Leigh said. Leigh pointed out that MGP had proceeded in good faith throughout its planning and attempts to sell the property. Leigh asked the board to waive or restructure a lien for \$180,000 of option payments against the property held by the board, so that the property would be easier to sell.

District Manager Jessie Shaffer argued that option payments are non-refundable, and that granting Leigh's request would set a precedent that would affect other developers.

President Barrie Town decided the board would address the issue in executive session.

## Village Center park irrigation resolved

The board reviewed the irrigation policy that applies to tract K in Village Center, currently used as a park. At present, a single non-potable tap is used to irrigate four tracts, three of which are owned by Village Center while the fourth, tract K, is currently owned

by the developer but will be owned by the Town of Monument when the park is complete. WWSD policy specifies there can be only one owner per tap, making the current situation a violation of policy. According to Shaffer, Monument will deed the land over to Village Center to resolve this issue. The board voted unanimously to accept a letter of intent from Monument to transfer the tract to Village Center, and to make the change of ownership a condition on the tap permit.

## Midyear budget updated

Shaffer detailed changes to the budget made at midyear. According to Shaffer, the Nutrient Grant line item in the budget will be lower than expected due to a different method of apportioning costs. Tap fees are higher than anticipated by almost \$1 million, according to Shaffer, since the district currently has 26 more taps than expected and may have additional taps by the end of the budget year. Water usage fees, however, will be 20 percent lower than expected due to weather patterns, Shaffer said. According to Shaffer, the lease rate on the JV Ranch will decline by somewhere between \$30,000 and \$40,000. Summing up, Shaffer said revenue was not changing significantly, although dollars have shifted between line items.

Expenditures for construction of facilities will be reduced, according to Shaffer, while expenditures for legal fees will increase by nearly \$400,000 due to unanticipated legal work and water resources engineering. All told, expenditures were originally budgeted to be \$7.6 million but have been reduced to \$7.4 million, Shaffer said.

The board voted unanimously to approve the midyear budget.

## Wastewater treatment costs reallocated

The Joint Use Committee reported to the board how costs for the Tri-Lakes Waste Water Treatment Facility (TLWWTF) were

divided between Woodmoor, the town of Monument, and Palmer Lake. Previously, each community paid one-third of the cost of the TLWWTF. The current plan is for Woodmoor to pay 47 percent of the costs, Monument to pay 19 percent, and Palmer Lake to pay 33 percent.

## Chilcott ditch mowed

Following a request from the City of Fountain, the district mowed the weeds along the Chilcott ditch. The weeds within the ditch will also need to be mowed so that water flow will not be impeded.

## Manager's report shows few problems

There have been no recent complaints about water quality, according to Assistant District Manager Randy Gillette. Gillette went on to say some of the district's cast iron pipes are deteriorating and will soon need repair or replacement. Shaffer said planning was underway for the Lake Woodmoor access road construction, and that he did not foresee problems with that project.

Village Center phase two has been approved by the district, Shaffer said, and tap requests are being received. Misty Acres filing three has been conditionally accepted and tap requests are expected soon, according to Shaffer. Shaffer said he had received a sketch plan for 500 to 600 dwellings to be built on a property north of the YMCA and east of I-25, which would require two additional wells. Shaffer concluded that "development and construction had come back in a big surge."

The meeting went into executive session at 2:20 p.m.

The meeting adjourned at 10:06 p.m.

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The next meeting is scheduled for Sept. 9. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Thursday of each month at 1 p.m. See [www.woodmoorwater.com](http://www.woodmoorwater.com) or call 488-2525 to verify meeting times.

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