

they have a project deadline.

**Savings account information added to budget**

During the review of the town's preliminary budget for 2018, Trustees Mitch Daniel and Mark Schuler asked Town Clerk Tara Berreth if the budget properly documented all the town's financial assets. Specifically, they asked if funds in savings accounts were included.

Mayor John Cressman directed the town staff to revise the budget by documenting reserve funds held in savings accounts.

**Home Ignition Zone assessment raises concerns**

Michelle Connolly, speaking on behalf of CUSP, showed the council a map of fire risk for the town of

Palmer Lake that her team had developed. To assess the risk of fire, her team looked at 458 properties in the town between Feb. 6 and Nov. 3.

Connolly's team assessed factors on each property, such as: visible street address on the house, length of driveway, vegetation overhanging the roof, type of roofing material used, whether debris was present on the roof and in gutters, type of soffit, type of window, type of siding, and several other factors in determining the risk of fire.

She said that overall, her team expected to see more fire risk in The Glen than they found. She attributed this to the amount of fire remediation work that has been done in that neighborhood.

According to Connolly, the largest risk factor was vegetation, brush, and trees within 5 feet of homes. The next largest risk was the presence of ladder fuel,

which is live or dead vegetation that allows a fire to climb up from the landscape or forest floor into the tree canopy.

Connolly pointed out that when wildfire strikes, a blizzard of embers and burning debris creates spot fires. She emphasized the importance of being proactive to address these issues.

"We don't want Palmer Lake to become the Santa Rosa of Colorado," Connolly said.

\*\*\*\*\*

The two meetings for December will be at 6:30 p.m. on Dec. 14 and Dec. 28 at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

**Woodmoor Water and Sanitation District, Nov. 9**

**Board hears preliminary discussion of rates**

By James Howald

On Nov. 9, Rob Wadsworth and Richard D. Giardina, both of Raftelis Financial Consultants, spoke to the board about possible changes to the district's rates. Their discussion focused on how to set the rates for non-potable water, and what changes, if any, to make to the Renewable Water Investment Fee (RWIF). The board also held a public meeting on the proposed budget for 2018 at the November meeting.

**District has seen "pretty significant growth"** In their opening remarks, Wadsworth and Giardina pointed out that the district had about 3.3 percent more customers paying monthly bills than in 2016. Tap fees, which are paid when new houses are connected to the system, are also up significantly, raising the question of how to use this extra revenue.

Wadsworth and Giardina said that they did not see a need to raise water rates in 2018, but a rate increase of 2 percent, beginning in 2019, would raise enough money to finance all the district's capital improvement projects. They said they initially thought it would take a 4 percent increase in rates to do that, but as they developed their analysis they concluded the growth in the district would increase revenue to the point where those projects could be funded with a smaller increase.

**Non-potable water rates too low to recover cost of the service**

Wadsworth and Giardina told the board that historically residential water service has subsidized the

non-potable water service that the district delivers to a small set of customers who need that service. The Lewis-Palmer school district and the golf course are the two largest customers for non-potable water, which is not treated before it is delivered.

The cost of non-potable water is influenced by the cost of the dedicated lines used to deliver it, they said. Previous analyses of the cost of non-potable water had overlooked some universal costs of the service, and including those costs showed that the district has been undercharging that small set of customers.

The board asked Wadsworth and Giardina to continue their rates-setting work based on the assumption that non-potable rates will increase in 2018.

**RWIF to remain unchanged in 2018**

Wadsworth and Giardina asked the board to give them some direction on whether to include a lower RWIF in their calculations, or leave it unchanged in 2018. The consensus of the board was to leave the RWIF unchanged at \$43 per month in 2018.

**Proposed budget for 2018 has few changes** In the public hearing for the proposed budget for 2108, District Manager Jessie Shaffer mentioned that the Town of Monument had passed a 10 mill increase in taxes for water, which would allow the town to compensate WWSD for certain overpayments WWSD had made, and that that revenue had been added to the budget.

An additional \$100,000 had been added to the budget to repair pinholes that have appeared in PVC

pipe used in some locations in the district. Assistant District Manager Randy Gillette said the additional funds would be used to replace 400 feet of damaged pipe.

Gillette also mentioned the project to rebuild a siphon on the Chilcott ditch had been completed slightly under budget.

\*\*\*\*\*

The next meeting is scheduled for Dec. 14 at 1 p.m. 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.

James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

**Tri-Lakes Wastewater Treatment Facility Joint Use Committee, Nov. 14**

**Final payment made on total phosphorus removal tertiary clarifier expansion**

By Lisa Hatfield

On Nov. 14, the Tri-Lakes Wastewater Treatment Facility (TLWWTF) Joint Use Committee (JUC) applauded the completion of the chemical total phosphorus (TP) removal tertiary clarifier expansion, approved its 2018 facility budget, and discussed ongoing efforts to keep the facility running at its best possible efficiency and meet or exceed legislated requirements.

TLWWTF operates as a separate joint venture public utility and is owned in equal one-third shares by Monument Sanitation District (MSD), Palmer Lake Sanitation District (PLSD), and Woodmoor Water and Sanitation District (WWSD).

The three-member JUC acts as the board of the facility and consists of one director from each of the three owner districts' boards: WWSD board Director at Large Rich Strom, president; MSD board Chairman Ed DeLaney, vice president; and PLSD board Director Pat Smith, treasurer/secretary. Other board and staff members of the three owner districts also attended, including MSD District Manager Mike Wicklund, PLSD District Manager Becky Orcutt, and WWSD District Manager Jessie Shaffer.

**Final payment made for new construction** Facility Manager Bill Burks told the JUC that he had made the final payment of \$24,788 to Aslan Construction for the chemical TP removal tertiary clarifier expansion. The expansion's construction contract was awarded to Aslan on May 12, 2015. See [www.ocn.me/v15n6.htm#tljuc0512](http://www.ocn.me/v15n6.htm#tljuc0512)

Burks then mentioned a credit and one more change order that he had received just before this meeting that weren't included in the October JUC ac-

counts payable report. The total cost of the construction was originally estimated at \$1 million but has crept up to more than three times that amount. Burks said he would work with Shaffer and Wicklund, who have been keeping a construction cost spreadsheet of their own, to present the JUC with the total actual cost. See [www.ocn.me/v14n9.htm#tljuc-0812](http://www.ocn.me/v14n9.htm#tljuc-0812).

**Note:** TLWWTF was not originally designed to remove phosphorus because there was no such requirement in place or forecast when the activated sludge plant was built. See [www.ocn.me/v14n9.htm#tljuc-0812](http://www.ocn.me/v14n9.htm#tljuc-0812).

Burks said that the facility's September Discharge Monitoring Report (DMR) showed phosphorus levels averaged 7.1 mg/l on the influent coming into the facility, 3.2 mg/l in the effluent at the discharge point into Monument Creek, and reduced to 0.68 mg/l at Baptist Road as plant life absorbed the nutrients along the way.

TLWWTF will have to start complying with the new state Reg. 85 annual rolling median treated effluent limit of 1 mg/l for TP at the end of the TP clarifier expansion's compliance period in the facility's current five-year discharge permit, on Nov. 1, 2019. The first monthly annual rolling median used as a 1 mg/l permit limit will take effect on Nov. 1, 2020, after a full year of initial tests results have been reported in the monthly DMRs. See [www.ocn.me/v17n11.htm#tlwtjuc](http://www.ocn.me/v17n11.htm#tlwtjuc).

**2018 budget approved**

No members of the public attended or spoke during the public hearing on the facility's 2018 budget. The required separate resolutions to adopt the budget and to appropriate the sums of money set forth in the

**Specializing in Residential Cleaning** *A Gift of Time*

Overwhelmed?  
Want your home spic and span?

**Call Stacy today!**  
**(719) 930-2178**  
[www.agiftoftime.us](http://www.agiftoftime.us)

Weekly • Bi-weekly • Monthly • Move-outs • Move-ins.



**SNOW PLOWING**

Licensed and Insured

**(719) 640-5751**  
**(719) 650-7252**  
**1-719-568-2957**



**FACINELLI MOTORS**

**\$3 OFF** Oil Change  
**\$10 OFF** \$100 Service  
Good through 12/31/17.

**QUALITY AUTO REPAIR**  
SUBARU • HONDA • TOYOTA

**CALL TODAY 488-6729**  
Visit us at our

**NEW LOCATION!**  
706 Westward Lane, Palmer Lake  
Mon.-Fri. 7:30 am-6:00 pm  
Sat. by appointment

