

Woodmoor Water and Sanitation District, Feb. 9

Plumbing problem leads to huge water bill

By James Howald

The Woodmoor Water and Sanitation District (WWSA) board met on Feb. 9 to consider a request from two local property owners to adjust their \$73,306 water bill, and to hear operational reports from district staff.

Runaway toilet triggers supplemental water charge

During the public discussion portion of the board meeting, Roy and Dina Newton asked the board to reduce an exceptionally large water bill they had received for Cipriani Loop Retail Center, a shoppette they own.

According to Dina Newton, her brother bought the property about 2 1/2 years ago. The shoppette is home to several local businesses, including Back East Bar and Grill, Jasmine Gardens restaurant, and an orthodontist office. Newton said she was not aware when the property was purchased that the orthodontist office did not have a water meter installed, although the other businesses did.

Newton said a toilet in the orthodontist office failed, and the toilet was continuously flushing, leading to the excessive water use. Her automatic payment method disguised the excessive use, she said. A meter for the orthodontist office is now in place, Newton said.

In his comments on the issue, District Manager Jessie Shaffer explained some of the background to the billing issue, which involves the district's supplemental service water policy. Shaffer said businesses such as the Cipriani Loop Retail Center have a choice when it comes to how they will be billed for water under the policy. They can use a demand table provided by the district to project what their use and bills will be, or they can use a method specific to their business to estimate future demand. If they choose their own method to estimate use, they must accept a covenant on their property that includes a surcharge if they exceed their estimated water use. Excess water use is billed at 1.65 times the normal rate, Shaffer said.

fer said.

According to Shaffer, a previous owner of the property chose to use their own method to estimate water use, and this decision led to the application of the surcharge in the calculation of the Newton's bill. The shoppette consumed 1.53 acre-feet of water over their estimate, resulting in a bill for \$73,306.

The board took no action on the Newton's request to have the bill reduced, promising to reach a decision in executive session.

Misty Acres exercises supplemental service request

In the district's financial report, Director Brian Bush reported that Misty Acres Filing 4, a development adjacent to I-25 and south of County Line Road, had executed its supplemental water service agreement.

The next meeting is scheduled for March 9 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 or call 488-2525 to verify meeting times.

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

Phosphorus removal clarifier working well

By Lisa Hatfield

On Feb. 14, the Tri-Lakes Wastewater Treatment Facility (TLWWTF) Joint Use Committee (JUC) heard good news on the operation of the new total phosphorus (TP) chemical removal clarifier expansion. Members also asked many questions about how TLWWTF could be affected by a possible indirect potable water reuse treatment plant that the Town of Monument and Woodmoor Water and Sanitation District staffs are discussing and have mentioned at recent Monument Board of Trustees meetings.

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 (WWSA).

The three-member JUC acts as the board of the facility and consists of one director from each of the three owner districts' boards: WWSA board Director at Large Rich Strom, president; MSD board Chairman Ed Delaney, vice president; and PLSD board and JUC Secretary/Treasurer Ken Smith. Other board and staff members of the three owner districts also attended, including MSD District Manager Mike Wicklund, PLSD District Manager Becky Orcutt, and WWSA Assistant District Manager Randy Gillette.

New phosphorus removal treatment working well

Facility Manager Bill Burks presented the December discharge monitoring report (DMR). He said, as usual, that all

the numbers looked good for biological oxygen demand (BOD), pH, total suspended solids, ammonia, total inorganic nitrogen, phosphorus, and total recoverable iron.

The average flow for December was 1.13 million gallons a day (MGD), with a daily max of 1.23 MGD. The facility's rated treatment capacity and discharge permit limit is 4.2 MGD. The facility used 25 percent of its hydraulic capacity and 58 percent of its 5,600 pounds per day rated BOD organic capacity, averaging 3,230 pounds per day.

Burks said the average influent phosphorus contributions to the facility for 2016 were 57 percent for WWSA, 28 percent for MSD, and 15 percent for PLSD.

Burks reported that the new total phosphorus (TP) chemical removal clarifier expansion was in operation and reducing effluent TP below 1 milligram per liter (mg/l.) The process uses a combination of alum and sodium hydroxide to remove the phosphorus and keep the effluent pH level near 7 (neutral.) "It is a beautiful system," Burks said.

Nutrient sampling by the TLWWTF staff is conducted in Monument Creek at Monument Lake Road, Arnold Road, TLWWTF, and Baptist Road. Even with December's TLWWTF effluent level of 4.9 mg/l of phosphorus (before the phosphorus removal clarifier was activated for the first time), natural in-stream processes reduced TP to only 1.9 mg/l at Baptist Road. Burks predicted that January's nutrient report will likely look different. "Hopefully we will see no phosphorus at all by Baptist Road," he said, after the TP clarifier is in full-time operation.



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