

the augmented water are about \$500 per property, according to Shaffer.

Bush said he was willing to waive the fee, which is designed to discourage excessive, unplanned water use.

After a discussion of the issue in executive session, the board voted unanimously to waive the augmentation fee, but to require the two homeowners to pay the cost of the additional water.

Operational report highlights

- In the report on the Joint Use Committee, which manages the water processing facility shared by WWSD, the Monument Sanitation District, and Palmer Lake Sanitation District, board member Rich

Strom said the committee was going to increase the frequency of testing for phosphorus levels in the effluent from the facility, and that long-term allocation of costs was still being discussed.

- In the Chilcott Ditch report, Shaffer said that the ditch shareholders held a meeting to address the issue of erosion, which is threatening the ditch's augmentation station, and had voted to proceed with the plan from Matrix Design, which is engineered to keep the station secure in the event of a 100-year flood event. The shareholders and WWSD had consid-

ered designs engineered for lesser flood events but had concluded those plans were too risky, according to Shaffer. The Chilcott Ditch transports water owned by WWSD from Fountain Creek to the Calhan Reservoir on Woodmoor Ranch (previously called JV Ranch). <http://fountainmutual.com/map-of-chilcott-ditch.html>

- In the manager's report, Assistant District Manager Randy Gillette addressed the issue of unbilled water—that is, water that is going through the system but is not appearing on customer bills. Gillette said he is testing to determine if

the cause is faulty water meters or if there are leaks in the system. His team has searched for but has not found significant leaks, so he is moving ahead with testing water meters, many of which are at the end of their duty cycle.

The next meeting is scheduled for May 10 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.woodmoor-water.com or call 488-2525 to verify meeting times.

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Forest Lakes Metropolitan District and Pinon Pines Metro Districts 1, 2, and 3, April 2

District owns both groundwater and renewable surface water for future demands

By Lisa Hatfield

The role of Beaver Creek and Bristlecone Lake as “renewable surface water” for the Forest Lakes Metropolitan District (FLMD) water portfolio was a main topic of questions from residents on April 2. The combined boards of FLMD and Pinon Pines Metropolitan Districts 1, 2, and 3 (PPMD 1, 2, 3) also voted that the May 7 meeting will include a public wastewater rates and fees hearing and discussed the May 8 board election.

Forest Lakes, at the western end of West Baptist Road, is a Title 32 service district in El Paso County established in 1985. Residents have been living in PPMD 1 only for the last 18 months, and this is the only inhabited part of FLMD so far.

FLMD is the half-acre operating district that collects property taxes and is responsible for the public infrastruc-

ture, water, wastewater, drainage, parks and trails, landscaping, and street light services for the residents of PPMD 1 and PPMD 2, the residential districts, which are in unincorporated El Paso County, and PPMD 3, the commercial section, which lies mostly within the southwest town limits of Monument. The Falcon Commerce Center portion of PPMD 3 will pay sales taxes to the Town of Monument and a separate public infrastructure fee (PIF) to PPMD 3.

Board members for all four of these five-member metro district boards are President George Lenz, executive vice president of finance of Classic Homes; Secretary James Boulton, vice president/project manager of Classic Homes; Assistant Secretary and Treasurer Doug Stimple, CEO of Classic Homes; and Assistant Secretary Joe Loidolt, president of Classic Homes.

One board member vacancy exists now in each of these four boards, and elections will be held May 8.

Ann Nichols is the manager for all four districts. Attorney Russell Dykstra is district counsel for each of these four boards, and Tom Blunk of CP Real Estate Capital represented Forest Lakes LLC and Forest Lakes Residential Development at the April 2 meeting.

The last joint meeting of the four boards was in December. See www.ocn.me/v18n1.htm#flmd.

Public comments about water, rates

The board added a public comment section to the agenda at the beginning of the meeting. Four residents of PPMD 1 attended and asked questions that were answered during the course of the meeting.

- Buck Lansford wondered why the water level in Bristlecone Lake had dropped so much. He and his neighbors on Waterfront Drive had paid a high premium for lots with a beautiful lake views, and he did not want the lake to turn into bare dirt. He asked about construction on the north side of the lake and the proposed increase in density in housing built in Phase 2.
- Theresa Lansford asked about the upcoming water rates hearing.
- Don Burgens asked about the water supply for the district overall and if it could support all the new planned and proposed development.

The only question the board could not answer regarded the development and land use issues, since that is controlled by the El Paso Board of County Commissioners.

Answers to the residents' other questions are explained in the sections below. See also <https://forestlakesmetrodistrict.com/faqs/>.

Bristlecone Lake is “renewable surface water”

Bristlecone Lake and Pinon Lake are both fed by Beaver Creek, which has a fairly small water basin, Nichols said. Usually at this time of year with spring runoff, the creek should flow at 20 cubic feet per second (CFS), but recently it is flowing at only 2 CFS, she said. “The conditions are incredibly dry,” and this explains why the reservoir (Bristlecone Lake) is about three feet low.

Nichols said that FLMD is not drawing any water from the lake and that the loss was due to lack of inflow and evaporation. However, in the future, FLMD definitely plans to use its renewable water rights to take water from the lake, treat it with the new \$8 million surface water treatment plant

currently under construction, and supply drinking water to residents and commercial customers in PPMD 1, 2, and 3. The plant should be operational in October, she said.

FLMD will also still pump water from its Dillon well, and it would eventually finish outfitting another Arapahoe well. “We will have both surface water (from the stream) and ground water—a good arrangement for a water provider,” Nichols said, since they are not relying solely on ground water from aquifers as most other local entities are.

Nichols said if needed, outdoor watering restrictions might be implemented, the same way other local water providers do. This would limit the number of days per week that residents could do outside irrigation.

FLMD also has the potential to use non-potable water from Bristlecone Lake to irrigate the open spaces maintained by the metropolitan district, but it is not yet in place, she said. See “lake water for irrigation” section in www.ocn.me/v17n6.htm#flmd.


Nichols said that FLMD's water portfolio is “a very adequate supply for the anticipated buildout of the entire development.” FLMD has 660 acre-feet (AF) it can exchange into Bristlecone from flow into Beaver Creek, the Dillon well is decreed 400 AF, and the Arapahoe well, which is not yet complete, is decreed at 318 AF. Also, the developer (which is the family that owns the development) still holds another 1,000 AF of decreed groundwater. Attorney Dykstra said that the county has also reviewed this portfolio.

Stimple said, “We have enough water to handle anything being proposed within Forest Lakes and beyond that.” This would more than cover the proposed increase in houses in Phase 2 from 131 to 231, which has not yet been heard by the county Planning Commission. Classic Homes has hosted at least one neighborhood meeting on this issue, with another scheduled on April 26. See www.ocn.me/pdf/v18n3%2027.pdf.

“We are where all the other districts are trying to be. We are in really good shape,” Loidolt said.

“What we have here is the model everyone is trying to get to—some renewable water and some groundwater.” Boulton added that FLMD also has an emergency-only water interconnection with Triview Metropolitan District.

Wastewater rates hearing May 7 Nichols said that the public hearing on a wastewater rate increase for residential customers from \$30 to \$35 a month would be held at the May 7 meeting, and it would also address adjustments needed to its commercial rate struc-



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