

## FOREST LAKES (Cont. from 18)

### Board meeting time will be 4 p.m.

Nichols said a resident had raised concerns over the new timing of 4 p.m. for all future meetings. The time would still be awkward for many residents to attend due to it being during the work day. Director Mike Hitchcock said that residents are concerned with what is going on in their metro district and many want to have a voice in the decision-making since almost 50% of their taxes goes to this district. Much discussion ensued to decide an optimum time of day to hold meetings. PPMD 1 resident Michael Davidson suggested a dial-in conference call number for residents who are unable to attend. Nichols agreed to explore that avenue before the next meeting.

**Note:** After the meeting it was announced that the meetings will be available as a conference call. To attend call 1-408-418-9388 and enter PIN 621010488#.

Nichols requested the next board meeting be postponed one week to allow the rates to be made available to the public for 30 days prior to the next meeting. The board agreed 4-0 to meet at 4 p.m. on Dec. 9 for the next board meeting.

### NMCI project update

Nichols talked about recent developments on the proposed North Monument Creek Interceptor (NMCI) pipeline for future regionalization of water and wastewater utilities. See [www.ocn.me/v19n4.htm#flmd](http://www.ocn.me/v19n4.htm#flmd)

- Colorado Springs Utilities (CSU) is behind schedule with the draft participation agreement for the National Environmental Protection Act (NEPA) approval process for the NMCI project.

It goes through protected wildlife habitats and the Air Force Academy (AFA) to connect with the JD Philips wastewater reclamation facility in Colorado Springs.

- CSU has now taken over the lead role in obtaining NEPA approval since the planned Air Force Academy Visitor Center is now going ahead without joining the NCMCI project at this time. Eventually, they may rejoin if the project is successful.
- The project could fall apart if return water flows to certain other northern districts cannot be delivered.
- FLMD is not interested in return water flows since it already has a renewable water resource: Beaver Creek flowing into Bristlecone Lake. It also has a future well access to the Arapahoe Aquifer along with a worst-case scenario, emergency interconnections with Donala and Triview water.

Hitchcock said 100 percent of the district's water is coming from Bristlecone Lake. He said the level is looking low and a "security blanket" ought to be explored if "all hell breaks loose and the lake and well fail." Nichols said return flows are too expensive to consider and Stimple said, "We already have a pretty good system." See [www.ocn.me/v19n8.htm#flmd](http://www.ocn.me/v19n8.htm#flmd).

Nichols voiced her concern that CSU is proposing incremental wastewater rate increases that would charge a higher-than-expected multiplier to "outside customers" such as Manitou Springs and the northern entities should the NMCI project go forward. The board directed Nichols to contact the Colorado Springs City Council about FLMD concerns over future rate increases with CSU.

### Public comment on noxious weed watering

Davidson said despite his request at the Mar. 12 board meeting and subsequent email request to Nichols, noxious weeds, primarily thistle and mullein, had continued to be watered around Pinon Lake for almost 2 hours a day through fall until the sprinkler system was winterized in October. He also asked if the area could be cut once or twice throughout the summer to eliminate the weeds.

Nichols said the county had not mentioned that area when it contacted the district about noxious weeds and that she had asked All American Ground Maintenance to stop watering the natural vegetation areas to include Pinon Lake by July 1st. Nichols said the landscapers were going to attempt to mow and spray in the spring but "never ever" water what is supposed to be "native vegetation" areas.

The meeting adjourned at 11:16 a.m.

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Future PPMD 1 meetings, followed by joint meetings of FLMD and PPMD 2 and 3, are now scheduled for 4 p.m. the first Monday of the month in the Classic Homes office at 6385 Corporate Drive, Suite 200, Colorado Springs. However, the next scheduled meeting will be December 9 at 4 p.m. Meetings will be available as a conference call. To attend call 1-408-418-9388 and enter PIN 621010488#. Official meeting notices are posted on the district website at [www.forestlakesmetrodistrict.com](http://www.forestlakesmetrodistrict.com) and at the Forest Lakes mailbox notice board. For general questions, contact Ann Nichols at (719) 327-5810 or at [anicholsduffy@aol.com](mailto:anicholsduffy@aol.com).

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## Woodmoor Water and Sanitation District, November 12

# Walters property developer requests water

By James Howald

At their November 12 meeting, the Woodmoor Water and Sanitation District (WWSD) board heard a request to provide supplemental water service from the developer proposing to build houses on a parcel known as the Walters property. The board also held a preliminary discussion about rates and listened to a presentation about the revegetation work underway at the Woodmoor Ranch. Finally, a brief public hearing on the proposed 2020 budget was held, and the board heard operational reports.

### Walters property development advances

District Manager Jessie Shaffer told the board that ProTerra Properties, LLC (PPL) had reached a tentative agreement with the Walters family and the Walters Open Space Committee that Shaffer believed was a win for all three parties. The three parties had been discussing how the Walters family could sell a portion of its land to PPL for development, and a portion to local homeowners whose lots border the parcel as extensions to their lots. The proposed agreement would also dedicate some of the land to remain as open space.

The agreement would sell a 37-acre portion and a three-acre portion to PPL for development, Shaffer said. The entire Walters property consists of 133 acres.

According to a letter PPL submitted to WWSD requesting water service, they intend to develop 152 single-family lots on the 37-acre parcel, and three single-family lots on the three-acre parcel.

The land to be developed has no water rights, as the Walters family sold those in 2002, Shaffer said, and the future of the proposed deal depended on WWSD agreeing to provide 60.5 acre-feet of water to the developer annually.

The agreement will leave some land as open space, which will be maintained by Woodmoor Improvements Association (WIA), Shaffer said. PPL land will also be subject to WIA covenants, according to

Shaffer.

Andrew J. Biggs and Joe DesJardin, both of PPL, attended the meeting to request that WWSD commit to providing water for their proposed development. They said the district's commitment was key to PPL pursuing its development plan and they requested WWSD to give them an option to purchase 60.5 acre-feet of water in the future. That amount of water would include five acre-feet of water for contingency use.

Shaffer said district policy allowed the sale of an option for supplemental water service, which would cost PPL five percent of the value of the water each year the option was provided.

The board agreed to provide the requested option, contingent on a document from ProTerra Properties laying out the legal details.

### Rate discussion proposes few changes

Andrew Rheem and Hannah Palmer-Dwore, of Raftelis Financial Consultants (RFC), attended the meeting to give a status report on the work RFC has been doing to advise the district on rates for water and sewer service. This analysis is done annually. Rheem and Palmer-Dwore told the board RFC was planning on using the "the same outlook as last year." Their goal is to determine rates that will recover the cost of service and maintain the long-term financial health of the district, they said. Funding for capital projects was a variable in their calculations, they told the board.

Some of the capital projects being considered by the district are construction of a pipeline to bring water from the Woodmoor Ranch to the district, drilling of an additional well and expanding the sewer treatment facilities.

Shaffer told the board that non-potable and bulk water customers were being subsidized by residential rate payers.

In the discussion, some rate increases were proposed for 2020, specifically, a five-percent increase on bulk water customers, a four-percent increase on irrigation customers, and a three-percent increase on non-residential customers. Bulk customers are typically schools and non-profits, Shaffer said.

Rheem and Palmer-Dwore said they would build the board's direction on rates into their plans and return at a future meeting to present their recommendations.

### Revegetation effort continues on Woodmoor Ranch

Paul Flack of Resource Based International, the company that is managing the revegetation work required

by the conversion of Woodmoor Ranch land from agricultural to other uses, gave the board an update on progress to date.

Flack said the work is 60 percent complete with 1,330 acres complete and 120 acres seeded with native grasses, 202 acres under irrigation, and 1,620 acres receiving weed control.

Flack said in 2020 there would be a need to till some portions of the ranch to address weeds with deep roots.

Shaffer said the more difficult portions of the ranch would be addressed in 2020.

### Public hearing on budget held

A preliminary budget was presented at the previous meeting in October. This budget received minor updates at the November meeting.

The public hearing on the proposed budget was held at the November meeting. There were no comments from the public.

The board kept the discussion open until the next meeting on December 9, to accommodate any comments from the public.

### Highlights of operational reports

- Assistant District Manager Randy Gillette told the board that both the Chilcott Ditch and the augmentation station had been shut down for the year and were expected to be reopened in April of 2020.
- Well 15 is out of service
- The bid for construction of a pipeline to connect Well 21 to the processing station has been published

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## Correction

The article on WWSD in the November OCN, Woodmoor Water and Sanitation District, Oct. 14: Water line replacement planned, incorrectly identifies a water line replacement planned for Scrub Oak Way. The correct location is Scrub Oak Circle, which intersects Scrub Oak Way but is a different road. We apologize for any confusion this error might have caused.

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The next meeting is scheduled for December 9 at 1 p.m. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Monday 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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