

reports.

Board ponders three options for pump station

Josh McGibbon and Richard Hood of JVA Engineering presented to the board the results of their planning relative to the pumping station at Lake Woodmoor. At present, water from the lake is sent to the South Water Treatment Plant (SWTP) since the Central Water Treatment Plant (CWTP) is not yet equipped to process surface water. Improvements to the CWTP to give it that capability are underway, and that effort requires expansion of the lake pump station capacity to provide surface water to the CWTP.

McGibbon and Hood also pointed out the existing pump station presented some challenges to maintenance, because it relies on a wet well that is 45 feet deep and must be drained to service the pumps, pipes, and valves.

McGibbon and Hood presented three options for the pump station:

- Improve the existing pump station.
- Construct a new pump station at the base of the dam on the south side of the lake.
- Construct a new pump station on the northwest side of the lake between two developed housing areas.

McGibbon and Hood recommended that the board pursue the second option presented along with the replace-

ment of the existing lake outlet pipe and a new intake structure in the lake capable of drawing water from multiple levels in the lake, which the current intake is not able to do. McGibbon and Hood said they preferred this solution because it would ease access to the equipment, would provide a safer working environment for staff, and would allow additional pumps to be added in future.

The estimated cost of the new pumping station and other upgrades is \$5.424 million.

District Manager Jessie Shaffer said he agreed with JVA Engineering's recommendation and believed it was the best long-term fix for the district. He pointed out that the second option would enable water to be sent to both treatment plants, adding redundancy to the district's infrastructure.

The board directed Shaffer to proceed with the second option presented by JVA Engineering.

Board approves agreements providing water to developer

Shaffer presented to the board two agreements intended to provide Proterra Properties LLC with water to use in its development of 38.7 acres of the Walters land in southern Woodmoor that they recently acquired with the intention of building 130 single-family homes. When Proterra Properties purchased the land from the Walters family, it received no water rights because

the Walters family had already used those water rights in the construction of townhomes east of Lewis-Palmer High School.

The first agreement, which is between WOSC and Proterra Properties, specifies that WOSC will transfer its share of the WWSD water service, amounting to 3.044 acre-feet each year, to Proterra Properties for no additional consideration.

The second agreement, which is between WWSD and PT Cloverleaf LLC, a business related to Proterra Properties, specifies that WWSD will provide PT Cloverleaf with additional water to provide it with a total of 54.630 acre-feet per year, which is what the developers calculate they will need to service the residences they plan to build. The agreement also requires PT Cloverleaf to pay WWSD an option payment in 2020 amounting to \$40,703. The option payment is to reserve the water only and does not apply to the purchase price of the water.

The board voted unanimously to give board President Brian Bush the authorization to sign both agreements.

Property owner requests inclusion in **WWSD service area**
Shaffer told the board that Jon Mills, owner of a property at 255 Cimarron Road, has requested that his property be included in the WWSD service area to provide water security and to allow Mills to pay the 7 percent residential tax

rate instead of the 29 percent commercial tax rate he is currently paying. The El Paso County assessor has approved combining all Mills's lots into one, if he can get all his lots into one water district.

WWSD Attorney Erin Smith told the board that the inclusion request would require a public hearing, and Bush scheduled the hearing as part of the board's next meeting on Aug. 10.

Highlights of operational reports

- Well 21 is now online; its landscaping is in process.
- The South Water Treatment Plant is having an issue with malfunctioning controllers, requiring manual overrides in some situations.
- Pikes Peak Brewery improperly dumped 90 barrels of beer into its sewer line, which caused a spike in the Biological Oxygen Demand (BOD) measurement at the Tri-Lakes Wastewater Treatment Facility.

The next meeting is scheduled for Aug. 10 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. Meetings may be held at the Woodmoor Barn Community Center rather than the district office; please see www.woodmoorwater.com or call 488-2525 to verify meeting times and locations.

James Howald can be reached at jameshowald@ocn.me.

Donala Water and Sanitation District, July 16

Water and wastewater solutions working smoothly

By Jennifer Kaylor

Donala Water and Sanitation District General Manager Jeff Hodge and Superintendent of Water Operations Mark Parker led a discussion July 16 about the possible collaboration to construct a temporary wastewater pipeline to treat, on an interim basis, wastewater flows from the new U.S. Air Force Academy Visitors Center (AFAVC) at the Upper Monument Creek Regional Wastewater Treatment Facility (UMCRWWTF). Directors also received a bond refinanc-

ing presentation from Nate Eckloff of underwriter Piper Sandler and Co.

The directors met in person, and residents were welcome to participate online.

AFA temporary pipeline negotiations continue

Hodge updated the board and requested its input on the contract for the potential temporary wastewater pipeline for the AFAVC. Background: It is anticipated that the Academy, which receives wastewater treatment services

from Colorado Springs Utilities (CSU), will eventually connect its new AFAVC to the proposed regional wastewater system called the North Monument Creek Interceptor (NMCI). The NMCI is subject to a National Environmental Policy Act (NEPA) study before construction may begin. The NEPA study's estimated completion date of July 2022, coupled with the actual construction of the NMCI, has the potential to delay the AFAVC's opening by four to five years or longer.

CSU—by constructing a temporary pipeline from the AFAVC to Donala's Northgate lift station that does not require a NEPA study and conveys the AFAVC's flows to be treated at the UMCRWWTF—could potentially bring wastewater services to the Visitors Center a few years before the NMCI's completion. *For more information, see www.ocn.me/v20n7.htm#tvmd.*

The UMCRWWTF is partnered by Donala, Triview Metropolitan District, and Forest Lakes Metropolitan District (FLMD). In the temporary pipeline contract—which was under review and in Donala's possession at the time of the board meeting—Triview would make available some of its apportioned wastewater treatment capacity to the AFAVC. *See www.ocn.me/v20n4.htm#tvmd.*

Parker voiced concerns about Triview's arrangement, citing logistics, daily accounting documentation, Triview's potential for future development (and subsequent increased wastewater capacity needs), and overall treatment capacity once the UMCRWWTF begins receiving the AFAVC's estimated 120,000 gallons per day of wastewater flows. Should Triview exceed 80% of its capacity, it would need to begin a costly infrastructure project or borrow wastewater treatment capacity. The Donala-Triview-FLMD intergovernmental agreement provides few details about borrowing parameters, indicated Hodge.

Parker confirmed that Donala has the in-house capacity to receive the additional AFAVC wastewater flows since development of the district has essentially reached its limit and anticipated wastewater flows from the Western Museum of Mining and Industry would be negligible. Directors encouraged Hodge and Parker to pursue possible revisions with the temporary pipeline contract partners, CSU and Triview.

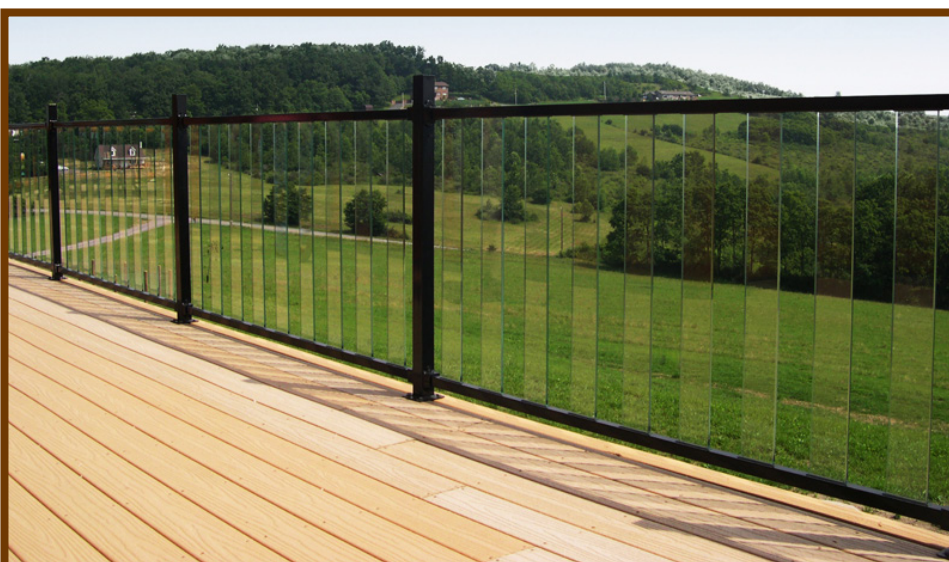
Bond refinancing possibilities outlined

Hodge explained that he and staff had been researching options for refinancing the district's debt and thus arranged for Eckloff's presentation.

Eckloff summarized the district's debts that are good candidates for refinancing: The Laughlin ditch Water Right loan, which has a balloon payment of plus or minus \$3.09 million due in 2022; 2011 revenue bonds that were issued through the Water and Power Authority are callable in 2021 and can be refinanced on a taxable basis; and a 2007 obligation that is currently callable and can be refinanced at a lower rate.

Considering overall debt capacity, revenues and expenses, and revenue available for debt service, Eckloff provided estimated savings. If the 2007 bonds were refinanced, Donala had the potential to save roughly \$73,000 to \$75,000, or \$10,000 per year for the life of the bonds. Regarding the 2011 bonds, Eckloff confirmed "a very robust market for taxable municipal bonds" and calculated a savings of about \$98,000 the first year and \$110,000 to \$111,000 annually thereafter. For the Laughlin loan, Eckloff did not foresee savings but—primarily to improve cashflow—recommended stretching the balloon payment for an additional 20 years with a first-year rate of 0.6% and a high rate of 2.27% in 2040. He also suggested that Donala use its entire debt service

DONALA (Cont. on 16)



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