

fee.

Standards and codes updated

- The board voted unanimously to update the town's road standards as required by the town's storm water ordinance and to align those standards with El Paso County's standards.
- Ordinance 5-2021 amending the electrical and plumbing codes was approved.

- With McCarthy's support, the board voted unanimously to approve Ordinance 6-2021 to adopt the 2015 international fire code.

Eagle Scout candidate Jacob Unwin honored

Bass presented Eagle Scout candidate Jacob Unwin of Boy Scout Troop 9 with a certificate of appre-

ciation from the town for the work Unwin did to create a wildlife conservation area on the west side of the lake. Unwin undertook the project to earn his Eagle Scout rank.

The Board of Trustees is scheduled to hold three meetings in May, a regular meeting on May 13 and a workshop and regular meeting on May 27. The workshop will be held

at 5 p.m. and the regular meetings at 6 p.m. All meetings will be at Town Hall, 42 Valley Crescent. Meetings are normally held on the second and fourth Thursdays of the month. Information: 481-2953.

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Woodmoor Water and Sanitation District, April 12

Cost of water re-use study increases

By James Howald

On April 12, Woodmoor Water and Sanitation District (WWSO) District Manager Jessie Shaffer told the board about increasing costs for the water re-use study in which WWSO is a participant. The board also changed its stance concerning the enforcement of utility easements on the lots bordering on the newly created South Woodmoor Preserve. Finally, the board heard operational reports.

Cost of water re-use study increases

At its Feb. 8 and March 8 meetings, the board discussed joining other water districts in the Pikes Peak Regional Water Authority (PPRWA) and Colorado Springs Utilities (CSU) to study the feasibility of receiving return flows of water from Fountain Creek and delivering that

water to WWSO customers.

At the district's April 12 meeting, Shaffer told the board that the original cost estimate for the water re-use study was low. But the cost estimates received from consultants required for the study were higher than expected, he said, and only eight of the member water districts have decided to participate in the study. Shaffer said the original cost estimate of \$100,000 for the study has been revised upward to about \$130,000.

Shaffer said the study would have two phases. The first phase would identify several sites as potential storage sites, analyze their feasibility, and then identify the top three choices. The second phase would do geotechnical work on the best three sites and refine the cost estimates for those sites. Shaffer

said the expected cost for phase one was \$100,000, and the expected cost for phase two was \$32,000.

The consultant's costs would be capped at \$80,000, Shaffer said, adding that the participating districts would petition the Arkansas Basin Roundtable and the South Platte Basin Roundtable for funds to complete the study. Shaffer said each of the eight participating water districts was asked to provide \$10,000 to begin the study.

The consensus of the board was to move forward with the study.

District re-evaluates easement policy

At its March 8 meeting, the board considered requesting El Paso County to refuse building permits to residents seeking to build accessory structures over existing utility easements. This was considered because of concerns that residents adjacent to the South Woodmoor Reserve (previously a portion of the Walters family property) who are expanding their lots may encroach on easements.

At its April 12 meeting, the board changed its stance on this issue to a position of neutrality. The district will not make any requests of the county and will rely on existing county policies to ensure there is no infringement on easements, Shaffer said. Woodmoor Improvement Association (WIA) covenants, to which all residents are subject, will provide a second check, according to Shaffer.

WWSO board President Brian Bush, who is also the president of

the WIA, said he expected covenant enforcement to be taken up at the next WIA meeting.

Highlights of operational reports

Reports from district staff contained the following highlights:

- Upgrades at the South Water Treatment Plant (SWTP) are substantially complete.
- Installation of equipment that saves processing costs by more precise real-time monitoring of phosphorus is nearly complete at the Tri-Lakes Wastewater Treatment Facility (TLWWTF).
- El Paso County is replacing a bridge adjacent to the TLWWTF and is requesting an easement from WWSO to complete the project. The county will hire an appraiser who will decide the value of the easement.
- WWSO has entered into an agreement with JUWI Solar Inc. to allow that company to install a second solar array at Woodmoor Ranch.
- The Chilcott Ditch has opened for the year as of the first week in April.

The next meeting is scheduled for May 10 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. Meetings are currently 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.

El Paso Board of County Commissioners, March 30, April 6, 13, and 20

Cloverleaf development rezoning approval a "win-win"

By Helen Walklett

At its April 13 meeting, the El Paso Board of County Commissioners (BOCC) approved the rezoning application for the proposed Cloverleaf development northeast of the Higby Road and Jackson Creek Parkway intersection. During April, the commissioners also made decisions relating to the Winsome and Forest Lakes developments.

Cloverleaf rezoning

At its April 13 meeting, the BOCC heard a request by ProTerra Properties LLC to rezone its 37.22-acre Cloverleaf property from RS 20000 (residential suburban) to RS 5000

(residential suburban). The property is the redevelopment part of the sale of the "Walters Open Space" land.

The application was heard by the El Paso County Planning Commission at its March 18 meeting, where the commissioners voted 9-1 to recommend it for approval. The nay vote was in connection to concerns with compatibility with the surrounding area. Several members of the public spoke both for and against the application at the meeting. See <https://www.ocn.me/v21n4.htm#epcpc>.

BOCC (Cont. on 20)

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