

The next meeting is scheduled for Jan. 20 at 1:30 p.m. Generally, board meetings are held the third Thursday of the month and include online access due to coronavirus restrictions; call (719) 488-3603 or access

[www.donalawater.org](http://www.donalawater.org) to receive up-to-date meeting information. The district office is located at 15850 Holbein Drive, Colorado Springs. See [www.donalawater.org](http://www.donalawater.org) for more information about the district.

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### Monument Sanitation District, Dec. 15

## Financial reports approved; election scheduled

By Jackie Burhans and James Howald

At its December meeting, the Monument Sanitation Department (MSD) reviewed financial reports from two months. It voted on two administrative resolutions and approved a new policy governing the use of its conference room by community members. Finally, it heard operational reports.

The meeting ended with an executive session to discuss personnel issues.

### Financial reports prompt questions

After the board voted to approve the financial report for October, Director Laura Kronick raised questions about the line-items for engineering fees and repair costs. She said she believed the October report showed the district had overspent its budget.

District Manager Mark Parker explained that more than expected was spent on engineering fees because from January to May the district outsourced technical work previously done in-house, such as utility locates and inspections, to GMS Inc. Those tasks are once again done in-house, Parker said. He attributed the increase in the line-item for repairs to the unexpected purchase of an air-conditioning unit. That purchase was approved by the board, he said.

Chairman Dan Hamilton pointed out that the district spent more than it had budgeted, but revenue was also higher than expected. Parker said the district was \$571,000 ahead for the year. Parker attributed the unexpected spending to the district's hiring of himself as district manager and to fees paid to GMS. Treasurer John Howe said he would have another look at the financial report and find answers to Kronick's ques-

tions.

The board voted unanimously to approve the financial report for November with little discussion.

### Administrative resolutions approved

The board voted unanimously to approve its Annual Administrative Resolution, which addresses operational details such as using *The Gazette* to publish the district's legal notices, the schedule and location of board meetings, and the schedule for financial audits.

It also passed unanimously a resolution governing the next election of directors to MSD. The resolution names Mandi Kirk as the designated election officer and sets the election for May 3, 2022. The district office at 130 Second St. will be the polling place.

The terms of Howe and Director Katie Saucedo will expire in 2022. Anyone wishing to run for a seat on the board must submit a self-nomination form; those forms are available at the district's office.

### Conference room policy and fee confirmed

The board voted to approve an updated conference room policy, which had been discussed at the previous board meeting.

Details about the policy can be found in the coverage of the November board meeting here: <https://www.ocn.me/v21n12.htm#msd>. Interested parties should contact MSD to get a copy of the meeting room rental agreement.

### Highlights of operational reports

- In his Manager's Report, Parker said the Willow Springs development had purchased 40 taps from the district to date. He reported meeting with the El Paso County Department of Trans-

portation about its plan to pave Beacon Lite Road from County Line Road south to Wakonda Way. Beacon Lite Road will also be straightened and flattened to match part of The Gap project. Parker said he met with the developers managing the Front and Second Street redevelopment project, who are planning to build three commercial and nine residential properties at that location. Some of the residences will be above the commercial buildings, he said.

- Commenting on the Engineer's Report submitted by GMS, Parker noted that the Monument Ice Rink was considering getting its water from Triview Metropolitan District (TMD). Parker said if the ice rink decided to join TMD, the rink would also need to handle their sewage through TMD, which would require the construction of a lift station.

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Monument Sanitation District meetings are normally held at 9 a.m. on the third Wednesday of the month in the district conference room at 130 Second St., Monument. The next regular meeting is scheduled for Jan. 19 at 9 a.m. See <https://colorado.gov/msd>. For a district service map, see <https://colorado.gov/pacific/msd/district-map-0>. Information: 719-481-4886.

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### Woodmoor Water and Sanitation District, Dec. 20

## New year to bring new rates; lake trail to be temporarily closed

By James Howald

At its December meeting, following a public hearing on proposed water and sewer rates for 2022, the Woodmoor Water and Sanitation District (WWSD) voted to increase those rates. The board held a public hearing and a vote on the proposed budget for 2022 and held a second public hearing and amended the current budget for 2021.

The board considered a request for supplemental water from Mountain Springs Recovery and renewed its annual contract with the Chilcott Ditch Co. It was announced that a portion of the trail surrounding Lake Woodmoor would be closed to walkers until construction of the Lake Pump Station is complete. Finally, the board heard operational reports.

### Board approves rate increases for 2022

Board President Brian Bush opened the public hearing on water and sewer rates, and District Manager Jessie Shaffer introduced Andrew Rheem, of Raftelis Financial Consultants, who presented the final proposal for water and sewer rates.

Rheem said he had incorporated the direction given to him by the board at its November meeting into his final proposed rates. For 2022, Rheem recommended a 5% increase in tap fees, a 2% increase on sewer fees, and a 5% increase to both the base fee and the tiered usage charges for water. Rheem recommended no change to the Renewable Water Infrastructure Fee (RWIF). Rheem said his analysis showed water and sewer rates should increase by the same amounts from 2023 to 2026 to allow the district to continue to fund its service delivery and planned capital improvement projects.

Resident Bill Davis expressed his concern at the continued increases through 2026. He said he was a government retiree and expected cost of living increases in the 2% range. Bush pointed out that the board was only voting on rates for 2022 at the present time, although the board re-considered its long-term plan every year. Bush said in the two of the five years he had served on the board rates were not increased. Bush also mentioned that Social Security recipients would see a 5.9% increase in 2022. He acknowledged that inflation was a serious issue.

Shaffer explained that the base water fee covered the costs of keeping the district running—the costs

that would need to be paid even if residents used no water at all. The tiered usage charges pay for the water consumed and are priced to encourage conservation, he said.

Following the discussion with Davis, Bush closed the public hearing. The board voted unanimously in favor of Resolution 21-06, which established the rates, fees, and charges for 2022 as presented by Rheem.

Details of Rheem's presentation to the board at its November meeting can be found here: [www.ocn.me/v21n12.htm#wwsd](http://www.ocn.me/v21n12.htm#wwsd).

WWSD rates are published on its web page here: [www.woodmoorwater.com/services/residential-services/rates-and-charges.html](http://www.woodmoorwater.com/services/residential-services/rates-and-charges.html)

### Proposed 2022 budget approved

At its Nov. 15 meeting, the board opened a public hearing on the proposed budget for 2022. The public hearing was still open during its Dec. 9 meeting, but there were no comments from residents and Bush closed the public hearing.

The board then voted unanimously to approve Resolution 21-08, which adopts the proposed 2022 budget and appropriates funds as required.

### 2021 budget amended

Bush opened a public hearing on amending the 2021 budget.

Shaffer explained that when the board refinanced its outstanding debt earlier in 2021 to take advantage of low interest rates and save money for the district, a situation requiring an amended budget was created. He said funds originally budgeted as debt service reserves were spent to reduce the amount the district needed to borrow when refinancing, and this made an amendment to the 2021 budget necessary.

There were no comments from the public, and the hearing was closed.

The board voted unanimously to approve Resolution 21-07, which amended the 2021 budget as required by the debt refinancing.

### Mountain Springs Recovery renegotiates supplemental water agreement

Shaffer told the board that Mountain Springs Recovery (MSR), 1865 Woodmoor Drive, had previously negotiated a supplemental water service agreement with WWSD. MSR, which currently has about 110 beds, plans to expand its capacity and to build a recreation

center for its patients, Shaffer said, and has purchased nine acres adjacent to its property, including a duck pond. The land purchase increased the amount of water they are entitled to under the district's standard service, Shaffer said, and made it possible for MSR to eliminate the Tier 3 water it would need to purchase under the supplemental agreement. Tier 3 water is much more expensive than water in the lower usage tiers, Shaffer said.

Chuck Calkins, regional controller for MSR, said its expansion was hindered by the difficulty of hiring additional staff and that the estimated cost of the recreation center might be prohibitive.

In response to a question from Bush, Shaffer explained that WWSD would need to be in the chain of title for the MSR property to ensure that WWSD would be paid the surcharge owed to the district if MSR ever exceeded the amount of water specified in their supplemental service agreement.

The board voted unanimously to authorize Bush to sign the updated agreement with MSR.

Happy New Year!  
IT'S A CELEBRATION!  
2022  
Have a healthy, happy and prosperous Year!

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