

know where the capital is coming from before approving.

Bumgarner said it may come out of the operating budget from several operating fund line items that are under budget or from the capital funds, but Kovacs would not have requested the proposal if he did not already have a plan.

Director Terri Hayes said the board does not have a choice and waiting to approve the funds would cause an unnecessary delay.

The board approved the funding to pay for the re-branding costs, 5-0.

### Financial report—July

Treasurer Tom Kelly said Ambulance Fees are 22% above the projected annual revenue at \$642,143 year to date. The district anticipated \$800,000 for the 2022 annual budget. Impact Fees received year to date are \$139,936, 53.7% above the projected annual revenue of \$125,000. The overall revenue received year to date is about \$11.9 million and approximately 92.4% of the projected 2022 income budget of \$12.9 million.

Overall expenses year to date are about \$5.6 million. The projected 2022 expense budget is set at about \$10.2 million.

The board approved the financial report as presented, 5-0.

### Station 1 Training Center update

Bradley said the district is considering a company to construct the Training Center for a cost ranging between \$700,000 and \$1 million. The district is waiting for a meeting with the Town of Monument before determining the location of the MFD Training Facility and is investigating options for a training tower. See [www.ocn.me/v22n7.htm#tlmfpd](http://www.ocn.me/v22n7.htm#tlmfpd).

### Chief's report

Bradley said the following:

- The district has seen an incident-by-call-type increase from June, with 268 EMS incidents and 11

fire incidents. The district responded to four mutual aid/EMS calls to both Palmer Lake and Black Forest. In comparison, the total number of incidents in July was 373, up from 332 in July 2021.

- The combined district has seen a significant increase in Ambulance Fee revenue. The increase is due to the unforeseen early departure of the American Medical Response ambulance at Station 4. The district had not planned to provide ambulance support until June 2022.
- Battalion Chief of Training Kris Mola exceeded training hours for July, with a total of 838 hours.
- The district received a grant for \$7,753 for technology to connect the cardiac monitors to the EMS reporting tablets via modem.
- The executive board of the Local 4319 appointed Lt. Franz Hankins as interim president and Paramedic John Hoeh as member at large. The Monument and Gleneagle firefighter unions are unifying, giving the firefighting staff one voice. See [www.ocn.me/v22n8.htm#tlmfpd](http://www.ocn.me/v22n8.htm#tlmfpd).

**Note:** The monthly chief's report can be found at [www.tlfire.org](http://www.tlfire.org). For additional information, see the DWFPD article on page 14.

### Board member comments

Hayes, chief executive officer of the Tri-Lakes Chamber of Commerce, Economic Development and Visitor Center, thanked Bumgarner and Firefighter/Paramedic Jay Bruchis for attending the UPS "ribbon-cutting" ceremony on Aug. 23, at the new UPS package handling and distribution center on 1671 Squadron Dr., Monument. See snapshot on page 27.

The meeting adjourned at 8:47 p.m.

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Meetings are usually held on the fourth Wednesday of the month. The next regular board meeting is scheduled for Wednesday, Sept. 28 at 6:30 p.m. at MFD Station 1, 18650 Highway 105. For Zoom meeting instructions,

agendas, minutes, and updates, visit [www.tlfire.org](http://www.tlfire.org) or contact Director of Administration Jennifer Martin at 719-484-9011.

Natalie Barszcz can be reached at [nataliebarszcz@ocn.me](mailto:nataliebarszcz@ocn.me).



**Above:** Monument Fire District board President John Hildebrandt and Fire Chief Andy Kovacs cut the ribbon at the grand reopening of Station 1 on Highway 105 on July 30. The Station 1 remodel broke ground on May 29, 2021 and cost about \$1.7 million to complete. The remodel was made possible by D2C Architects and Mark Young Construction. The project manager, former division chief of logistics retired Capt. Dean Wahl, attended the event. Tours of the facility were available, and lunch was provided and served by the volunteer staff of the northern El Paso County based nonprofit organization Emergency Incident Support. Photo by Natalie Barszcz.

## Woodmoor Water and Sanitation District, Aug. 18

# Residents question water taste and availability

By James Howald

At its meeting on Aug. 18, the Woodmoor Water and Sanitation District board heard from residents who had questions about taste and odor issues with water delivered over the last two months and about availability of water considering the rapid pace of development. District Manager Jessie Shaffer reviewed mid-year changes to the budget. The board considered an update to its policies regarding tap fees for irregular structures, and the staff presented operational reports.

The meeting ended with an executive session.

### Staff addresses concerns about water

Resident Larry Johnson asked the board what it would take to improve the taste of the water delivered from Woodmoor Lake. He said others shared his concern.

Operations Superintendent Dan LaFontaine apologized for taste and odor issues that have occurred after the Central Water Treatment Plant (CWTP) was upgraded to process both ground and surface water. LaFontaine said taste issues result from the presence of organic substances and are more likely to occur with surface water stored in Woodmoor Lake than with ground water from wells.

Surface water is being treated with potassium permanganate, LaFontaine said, which oxidizes the compounds that contribute to bad taste without producing byproducts. The CWTP had recently had its processing protocols adjusted after being brought back online, and LaFontaine said he believed the changes will improve the taste of the water currently being produced.

LaFontaine also said that due to the infrastructure improvements recently completed, the entire district had been temporarily served only surface water for the first time in the district's history, so some of the residents noticed a difference in taste. The lake was drained and refilled, and for a time water that had not been aerated and mixed in the lake was processed and delivered, contributing to the change of taste. LaFontaine said that customers who noticed taste issues should call the district's office, and arrangements would be made to flush the customer's delivery line to remove water treated before the last round of processing adjustments.

Board President Brian Bush said that the board had to balance water safety and taste against limited financial resources, and safety took priority over taste.

Shaffer added that so far in 2022, the water from Woodmoor Lake had not been continuously aerated, as it had been in previous years. He said with the completion of the infrastructure improvements, that problem was solved. The district would return to its previous methods of managing the lake water, and he expected taste problems to diminish.

Another resident said he was concerned about the district's "willingness to sell our water to developers" in a time of drought. He asked if the district could ask developers to scale down their projects.

Bush pointed out that the district is a governmental organization, not a private company, and must follow Colorado law: "We are not in a position to say we simply are not going to provide you with water."

Shaffer said he believed that the district had adequate water supply to support the buildout of Woodmoor with the zoned densities. None of the planned developments exceeded the district's planning parameters, he said, adding that the district's development plan was re-examined every five years. He pointed out that large developments must purchase supplemental water at much higher rates than those paid by the typical family home, and developers who choose not to pay those higher rates must scale back their plans.

The higher rates paid by developers can subsidize residential customers, he said. The district's plan to convey water from Woodmoor Ranch to district customers is partially subsidized by the higher rates paid by developers, Shaffer pointed out. The resident asked what would happen when there were no more water resources, and Shaffer answered building would stop.

### Mid-year budget updated

Shaffer noted some changes to the 2022 budget. On the revenue side, he mentioned:

- Due to higher interest rates, interest income increased from \$46,000 to \$141,000.
- Monument Junction tap fees increased supplemental water fees from \$1.6 million to \$4.5 million to date.

Expenses came in at \$13,276,400, just under the \$13,284,762 budgeted, he said.

### Tap fees for irregular structures debated

Shaffer told the board that his ongoing discussion with The Country Club at Woodmoor about how to facilitate the installation of restrooms on the golf course had prompted him to consider amending the district's policies on tap fees.

The club had originally planned to use a "permapotty" design, involving a permanent structure that was not connected to water or sewer service lines. El Paso County, however, would not approve this design because

the proposed locations were close to service lines. Connecting to those service lines would, however, require the club to pay the \$32,000 tap fee required for a single-family home for each restroom, under the existing policies, making the restrooms prohibitively expensive.

Shaffer proposed a lower tap fee for "irregular or unique structures" that would be based on the specific plumbing fixtures installed in the structure, as opposed to the tap fee for a home, which is a set fee based on the assumption there will be many plumbing fixtures installed.

The proposed restrooms would each have one toilet and one sink, he said.

The board voted unanimously to post the proposed new policy on the district's web page for consideration, and to vote on adoption at its September meeting.

### Highlights of operational reports

- LaFontaine reported that July had ended with just 1% of water unaccounted for. This follows a 2% loss in June and shows progress in the district's ongoing effort to reduce lost water by fixing leaks, addressing inaccurate metering, and aligning reporting schedules to produce accurate measurements.
- The drilling and testing are completed for Well 22, and the sound walls are being removed. The district is beginning work on the pipeline that will connect the new well to the CWTP.

### Executive session

The meeting ended with an executive session for discussions on buying or selling real property and on potential agreements with the Town of Monument, Donala Water and Sanitation District, Cherokee Metropolitan District and Monument Fire Protection District.

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The next meeting is scheduled for Monday, Sept. 12 at 9 a.m. Meetings are usually held on the second Monday of each month at 1 p.m. at the district office at 1845 Woodmoor Drive; please see [www.woodmoorwater.com](http://www.woodmoorwater.com) or call 719-488-2525 to verify meeting times and locations. James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

## Monument Sanitation District, July 20

# New developments enlarge service area

By Jackie Burhans and James Howald

In August, the Monument Sanitation District (MSD) board discussed adding two new developments to the district's service area. It gave final approval to the wastewater infrastructure for the Wagons West neighborhood and heard an operational report from District Manager Mark Parker.

### Public hearing held on Rickenbacker Avenue inclusion

The board held a public hearing on a petition from RAO Investments to include its property, east of Rickenbacker Avenue and west of the Willow Springs neighborhood, into MSD's service area. RAO Investments plans to build 131 homes on the property, Parker said. Polo Brown, the