

pay raise for the employees. Inflation is about 10% but the district does not want to lose employees over a few hundred dollars. The district has not lost any staff at the utility plant and only a few recently in the Parks and Recreation Department, he said.

Water and wastewater rates

McGrady said he had built the budget around a 10% water and wastewater rate increase, and the concept was a conservative increase. He also said a similar approach would be taken for tap fees, and estimated about 60 homes, five per month, would incur increased tap fees, plus the potential addition of an apartment complex for 2023. The board did not implement any rate increases at the board meeting.

McGrady said overall the 2023 budget is solid, and it will get the district from point A to point B and way down the road on the NDS project.

The 2023 budget can be viewed at www.triview.com.

The board approved Resolution 2022-14 adopting the 2023 budget, appropriating funds, and setting the district's mill levies, 4-0.

The board approved multiple resolutions to include Resolution 2022-17, adopting the annual administrative resolution. For more information, see www.triviewmetro.com.

Board election

Resolution 2022-18, calling an election on May 2, 2023 to elect members to the TMD Board of Directors, was approved, 4-0.

NDS construction contract

McGrady recommended the board approve the pre-ordering of materials for the NDS pipeline project, because some items are out for six months up to a year. Pipe is now more readily available and reduced from 12 weeks to four weeks wait time, but fittings are 12 weeks, and some items 16 weeks until delivery, he said.

The district's attorney, George Rowley, said he had reviewed the Kiewit Infrastructure contract and forwarded his comments back. His main comment was to ensure the district, as a governmental entity, will not pay sales tax on the materials.

Treasurer/Secretary James Barnhart asked if Kiewit will purchase materials incrementally in accordance with availability to avoid project delays.

Rowley said some provisions about possible delays would require further review.

McGrady said it may be prudent to add that Kiewit may begin ordering materials as of Jan. 1, 2023.

Director Marco Fiorito said the board and district have a responsibility to the residents to avoid unnecessary delays with the NDS project.

The board approved the proposal from Kiewit for pre-construction services and construction services for the NDS, and directed McGrady to sign the contract, with additional language permitting the pre-purchase of materials and stipulating the avoidance of project delays, 4-0.

NDS timeline

McGrady said the following:

- The 1041 permit to commence the project is expected by February, and the convey, treat, and delivery contract is expected to be approved by Colorado Springs City Council in March 2023. See www.ocn.me/v22n12.htm#tvmd.
- Construction is expected to begin in April, with two crews likely working on the pipeline at each end, ensuring that paving can be completed by winter.
- The crews will begin with the exterior of the pump station at the C plant in the north and another crew will work from the south.
- The plan is to have the pipeline installed and the roads overlaid by November 2023.
- The interior of the pump station will be completed over winter 2023-24.
- The NDS is expected to be operational by summer 2024.
- The total cost for the NDS project is about \$20 million; about \$17 million is budgeted for 2023.

Park access during construction

McGrady said he had met with Kari Parsons, El Paso County planner, to discuss the 1041 request, and the only comment received so far came from county Parks and Recreation, with a concern about access to Fox Run Regional Park during the construction phase. A detour plan has been devised, keeping the trailhead on Roller Coaster Road open to local traffic from South Baptist Road. Roller Coaster Road will be closed in certain segments during construction, but local and full access to the park will continue.



Above: At the Baptist Road/Leather Chaps Drive intersection, the Jackson Creek Development receives colorful lights in December for the recently added landscape feature. Photo by Natalie Barszcz.

Public works, parks and open space update

Superintendent Matt Rayno gave a "big kudos" shout out to the district snow removal team and the equipment provided to get the job done. And he said:

- The wind storm downed about eight posts in the district, and temporary signage was put in place to avoid traffic problems.
- Winter watering and the pruning of trees and shrubs had taken place.
- The Agate Creek Park irrigation is back in place after the installation of the NDS "C" section of pipeline, and the park will be seeded in spring.
- Trash pick-up occurs daily.
- The bulk of the work will be snow removal and trail rebuilding.

McGrady said the restoration of Agate Creek Park will involve reworking the irrigation, new top soil, and re-seeding for a budgeted cost of \$150,000. It is a horrible looking park after the pipeline installation, he said, but it has the nicest view, and it needs restoring. He also said a gazebo and a portable restroom enclosure are planned for the Little Train Park in Promontory Pointe.

Vice President Anthony Sexton asked about the location of the restroom enclosure.

Rayno said the district staff will install a gazebo and a concrete pad close to the existing playground, and the drinking fountain for the portable restrooms. The restrooms will be enclosed by a 6-foot cedar fence and a padlocked gate. The restrooms will be serviced weekly and locked during winter, he said.

Melville said the public works team is doing a "great job," everything looks good, and it is a joy to drive in the district. It is good to recognize all the public works trucks now have district signage, he said.

Public comments

This reporter commented on the display of lights at the Baptist Road and Leather Chaps Drive intersection.

Sexton agreed they enhanced the development and said many residents had requested the upgraded landscaping, the lights have added value to every resident, and the appeal draws in new residents. That, in comparison to the cost, is pennies on the dollar, he said.

Melville said when you drive around and see the quality of the roads, the district parks and open spaces, it is head and shoulders above other neighborhoods and it all equates to an increase in the homeowner's investment, he said.

Executive session

The board moved into an executive session at 7:11 p.m., under Colorado Revised Statutes 24-6-402(4)(a), (b), (e), to receive legal advice regarding acquisitions and negotiations associated with water delivery infrastructure and conservation easements.

Meetings are usually held on the third Thursday of every month at the district office located at 16055 Old Forest Point, Suite 302. The next regular board meeting is scheduled for Jan. 19 at 5:30 p.m. For meeting agendas, minutes, and updates, visit <https://triviewmetro.com>.

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Woodmoor Water and Sanitation District, Dec. 21

Board approves rate increases for 2023

By James Howald

At its December meeting, the Woodmoor Water and Sanitation District (WWSD) board held two public hearings: the first on increases to water and sewer rates for 2023 and the second on the proposed budget for 2023. Both hearings were followed by votes finalizing the rates, approving the budget, and appropriating the required funds. The board renewed its contract with the Chilcott Ditch Co.

Rate increases approved

At its previous meeting in November, the board heard a presentation on rates from Harold Smith of Raftelis Financial Consultants (RFC). Following that presentation, the board published "not to exceed" increases on its website.

On Dec. 21, the board held a public hearing on proposed rate in-

creases led by Andrew Rheem of RFC. He presented a new set of proposed increases incorporating the board comments at the November meeting. Rheem proposed:

- A 15% increase in water tap fees.
- A 15% increase in sewer tap fees.
- Either a 4% or a 6% increase in water and sewer base charges.
- Either a 4% or a 6% increase in water and sewer rates.
- A \$1 per month decrease in the Renewable Water Infrastructure Fee (RWIF) that funds surface water development, especially surface water from Woodmoor Ranch.

Rheem said 4% increases would increase a typical residential monthly bill by \$2.29 and 6% increases would mean an increase of \$3.94.

District Manager Jessie Shaf-

fer told the board he recommended a 4% across the board increase in rates, including all base charges and all volume-based rates. He recommended no change to the RWIF and no change to supplemental water service fees. He also recommended a 15% increase to water, sewer, and non-potable tap fees.

Board President Brian Bush commented that he saw two approaches to tap fees: that they are the cost of buying into the existing infrastructure or that they are a method to cover the costs of any new infrastructure required by new customers. He also said he felt raising tap fees was preferable to raising rates.

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

Following the hearing, the board

voted unanimously in favor of Resolution 22-07, which documented the increases Shaffer recommended.

At the time of publication, WWSD had not updated its website with the rates approved for 2023.

2023 budget approved; funds appropriated

A public hearing on the 2023 budget that was opened during the previous board meeting was continued at the December meeting. There were no comments from the public and few changes to the budget as previously presented.

The board voted unanimously in favor of Resolution 22-08, which adopted the 2023 budget and appropriated the necessary funds.