

blow off water to prevent “aging” water, and the water would be metered. Remington will ask JDS-Hydro to investigate the engineering requirements, and the cost would be split with Forest Lakes. Triview already has two similar connections with Donala Water and Sanitation District that are not metered and have never been used.

Street lights requested

Ann Marie-Jojola, who has started a Neighborhood Watch group in Promontory Pointe, addressed the board asking that more street lights be installed for security and safety due to areas of darkness in her neighborhood. She had mapped the existing lights and indicated where more lights would be helpful.

Remington had already estimated a cost of at least \$6,000 per light pole. Fisher thanked Jojola for her input. He said the planning process includes lighting, and that it’s more straightforward to make changes at the development phase, but that a district-wide assessment of light-

ing would be a good issue to put on the to-do list so that phased installation could be planned for the future.

Note: Triview has no planning staff. The Town of Monument staff, Planning Commission, and Board of Trustees are charged with reviews of plat, zoning, and site plan proposals within Triview.

Financial report and disbursements over \$5,000

The directors unanimously approved the financial report as of Sept. 30. The big unknown was the administration and operations category, which had expended 58 percent of its budget at 75 percent through the year. Remington said snow removal season was imminent so it was likely that the budgeted money would still be used.

The directors unanimously approved four checks over \$5,000. A payment to A Green Image of \$7,165, which has been discussed in September and October, will be discussed at the December meeting due to the late arrival of a letter from the owner

of that company, so the letter did not make it into the board packet for the board to consider.

- AFD Pavement Marking LLC, striping – \$9,930.
- ORC Water Professionals, contract O&M – \$5,500
- Kempton Construction, Sanctuary Pointe transmission line, 12 percent completion – \$76,405
- JDS-Hydro Consultants Inc. Sanctuary Pointe Transmission line – \$5,542

Operations and manager’s reports

Comments from Remington’s reports included:

- “Fats, Oils, and Grease” (FOG) fliers will be distributed in bills to residents to remind them of the expense and damage to sanitary sewer systems when FOG is washed down the drain instead of being thrown in the trash.
- D-7 well repairs are underway.
- Landscaping has been trimmed up for winter.

- A swampy area near Promontory Pointe Park will have improvements done.

Remington said that the board was offered an opportunity to make a formal recommendation to the district attorney to drop the charges against the plumbing company employee charged with tampering with valves and bypassing water meters in Promontory Pointe homes under construction. The consensus of the Triview directors was to make no

recommendation to the district attorney regarding this case.

The meeting adjourned at 7:56 p.m.

The next meeting will be held at 5 p.m. on Dec. 8 at 16055 Old Forest Point, Suite 300. Meetings are normally held on the second Tuesday of the month. Information: 488-6868.

Lisa Hatfield can be reached at lisahatfield@ocn.me.

Woodmoor Water and Sanitation District, Nov. 12

Board adjusts water rates for 2016

By James Howald

The Woodmoor Water and Sanitation District board met on Nov. 12 to discuss an increase to water rates, to adjust the Renewable Water Investment Fee (RWIF), to review the budget for 2016, and to hear an update on the construction of an access road to Lake Woodmoor.

Rate for non-potable water to increase 16 percent

District Manager Jessie Shaffer updated the board on upcoming changes to the rates the district will charge its customers for water over the next five years. The new rates were developed with advice from Rob Wadsworth of Raftelis Financial Consultants Inc., a company specializing in financial services for water utilities. A review of rates is part of the annual budgeting process, Shaffer said.

Non-potable water does not go through the water treatment system and is therefore priced differently from other types of water the district provides, according to Shaffer. Previously, the rate for non-potable water was 85 percent of the rate the district charged for potable water, and was too low to completely recover the costs of delivering non-potable water, Shaffer said.

Shaffer asked the board to approve a 16 percent increase in the cost of non-potable water over the next five years. The new rate reflects a more detailed analysis of the costs to deliver non-potable water, according to Shaffer. The district will also charge a tap fee for non-potable water, which previously it had not done, Shaffer said.

Shaffer also asked the board

to approve a rate increase for residential customers of 4 percent.

The board voted unanimously to move forward with the new rate structure. Details about the new rates are available on the district’s website (<http://www.woodmoorwater.com>). A public hearing concerning the rate increases will be held on Dec. 10 at 1 p.m. at 1845 Woodmoor Drive, during the board’s next monthly meeting.

Board lowers Renewable Water Investment Fee (RWIF)

Shaffer also presented to the board an analysis of the district’s RWIF, a fee used to purchase consumable water for the district’s customers. At a previous workshop meeting devoted to the 2016 budget, the board asked Shaffer to look into the risks and benefits of lowering this fee. Shaffer sought advice from the district’s financial advisor Jim Maneer and from the district’s bond attorney Calvin Hansen on this issue, he said.

Setting the district’s RWIF improperly might cause ratings agencies such as Standard and Poor’s to downgrade the district’s AA- credit rating, Shaffer said, which would require the district to pay more to borrow money in the future. Reducing the district’s debt service coverage ratio through too low an RWIF or resorting to poor practices in planning might result in such a downgrade, according to Shaffer.

There are no legal impediments to lowering the RWIF, Shaffer said.

Shaffer said that, according to his analysis, the board could lower the monthly RWIF to any amount from \$42 to \$44

per month without incurring appreciable risk. The RWIF is currently \$45 (\$540 per year), Shaffer said.

President Barrie Town said the board had a commitment to its customers to lower the RWIF if that could be done without too much risk.

The board voted unanimously to lower the monthly RWIF to \$44.

2016 budget proposed

The board reviewed the changes to the 2016 budget that were made following an earlier budget workshop. The 2016 budget is available for the public to review until Dec. 10 in the district office at 1845 Woodmoor Drive.


Access road to Lake Woodmoor more costly than anticipated

Shaffer gave the board an update on the construction of a 200-yard road that, when complete, will run from Lake Woodmoor Drive to the edge of the lake. The required easements are in place, Shaffer said, but the construction costs will exceed the original estimate by about \$10,000. In 2016, a boat ramp will be built at the end of the access road, according to Shaffer.

The board went into executive session at 3:01 p.m.

The next meeting is scheduled for Dec. 10. Meetings are usually held at the district office at 1845 Woodmoor Drive on the second Thursday of each month at 1 p.m. See www.woodmoorwater.com or call 488-2525 to verify meeting times.

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



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Info: www.cosportscenter.com or contact Deb at sk8coachdeb@gmail.com or (719) 651-0360

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CHRISTMAS




Join us for the Season.

DEC 24	THU 4:30 PM 7:00 PM 11:00 PM*	CHRISTMAS EVE Children’s Choir at 4:30 Candlelight Service (all services)
DEC 25	FRI 10:00 AM*	CHRISTMAS DAY Single service, come casual, eat delicious coffee cake!
DEC 27	SUN 8:30 AM 10:45 AM	LESSONS AND CAROLS The Big Story in Scripture

*no childcare

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