

Woodmoor Water and Sanitation District, Jan. 8

Brookmoor HOA asks district to clarify costs

By Nancy Wilkins

At the Jan. 8 Board of Directors meeting of the Woodmoor Water and Sanitation District (WWSD), Russ Broshous asked the board to define costs for a non-potable irrigation system. The board discussed when the district should switch to well water in the summer, passed a resolution to comply with state statutes, planned to discuss increasing the availability of service charges at the April 9 meeting, and agreed to investigate the costs of building infrastructure to transport water as part of the Pikes Peak Regional Water Authority.

Russ Broshous asks:

“What are the terms of trade?”

The Brookmoor Home Owners Association, located within WWSD, is considering switching to a non-potable irrigation system from potable water for its residents. Brookmoor currently has a water pipe in place that the district could use to transport non-potable water. Broshous, representing Brookmoor, asked if there would be any charge if he kept the 2-inch tap currently in place, or what charge would incur if Brookmoor changed to different non-potable water tap sizes. The current not-to-exceed tap fees for potable water cost tens of thousands of dollars. At the Jan. 8 meeting, the district had not yet defined its non-potable water policy that would include the cost of the non-tap fees.

Broshous mentioned he would like the board to clarify these charges as soon as possible,

indicating he wants to present this information to the Brookmoor association meeting Jan 21. According to Broshous, the

target date to install the irrigation system is April 1.

District Manager Jessie Shaffer said the district hopes to finish establishing policies around February. The district wants to receive a recommendation from Raftelis Financial Consultants prior to deciding the non-potable rates. Shaffer’s “best guess” is that the non-potable tap fees would be less than the potable tap fees.

To convert Brookmoor to non-potable water, Shaffer uses water distribution software to help determine the correct pressure in a non-potable line. The district may need to construct a water regulating device, add filters, or adapt the non-potable line to a water pumping facility. Shaffer told the board construction time would be two to four weeks.

The infrastructure costs incurred by WWSD to provide the non-potable water is a consideration that will most likely affect the non-irrigation tap fee and non-potable water rates in the future. Until the board has more information and a policy can be written, attorney Erin Smith asked Broshous if it was possible to provide cost limits from Brookmoor for the board to work with.

Director Barrie Town suggests a clear policy that defines the costs for non-potable water. This includes the knowledge of a pricing system that increases the user fees of non-potable water as the consumption fits into increasingly more expensive fee brackets. In the long run, Town said, a better way to landscape may save customers the most amount of money.

2014 unaccounted water 8 percent; December at

negative 13 percent

Operations Manager Randy Gillette reported the percentage of unaccounted water for 2014 to be around 8 percent, which Gillette considers a good percentage.

The district calculates the monthly percentage of unaccounted water by subtracting the potable water billed from the net water pumped. The unaccounted water percentage can vary if the measurement of the potable water billed is not determined at the same time as net water pumped. December readings, without adjusting for time difference, shows a negative 13 percent amount of unaccounted water, with potable water billed at 18.1 million gallons subtracted from the net water pumped at 16.0 million gallons. Unaccounted water in November was around 22 percent. The two months combined, however, bring the district back closer to the yearly average.

Gillette said, from the sewer side, the district is sending about the same amount of water to the plant that is being billed.

Financial report

Treasurer Tommy Schwab moved to approve the December financial reports as drafted, which the board voted unanimously to accept. The Balance Sheet for Dec. 31 shows a total of \$71.02 million in total assets and \$28.26 million in total liabilities. Although the district has yet to be audited for 2014, the Dec. 31 income statement shows a net loss of \$4.21 million, due primarily for \$6.1 million spent to pay as a settlement for the J.V. Ranch and water rights. In turn, the acquisition of the water

rights and land increased the district’s capital assets, and reduced the amount of restricted cash, as seen on the Balance Sheet.

Significant sources of income accumulated for the year for the district shown for Dec. 31 are: JV Ranch lease income of \$70,000, Sewer Use Fees income of \$1.15 million, Water Use Fees of \$2.48 million, Renewable Water Investment Fee of \$1.9 million, Water and Sewer Taps fee of \$1.3 million, Miscellaneous Income \$85,068, interest income at \$69,815, and Availability of Service \$8,435. The total operating income shown is \$7.46 million.



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