

will need to be repaired.

Willow Creek Ranch update

The district can start taking credit for its renewable surface water from its ranch property near Leadville on May 1. This surface water is stored in the Pueblo Reservoir, then conveyed north by Colorado Springs Utilities for treatment and then piped to Donala's potable water distribution system for delivery.

In other matters, Office Manager Betsy Bray noted that the final draft of the 2014 audit would likely be presented at the regular board meeting to be held on June 11. Petersen noted that he had provided the board with the March quarterly Donala investment report from Chandler Asset Management and that there were no noteworthy items in the report about the "very safe" capital-preserving district accounts.

The board went into executive session for discussion on the purchase or sale of a property at 2:40 p.m.

The next meeting will be held at 1:30 p.m. on May 21 in the district conference room at 15850 Holbein Drive. Meetings are normally held on the third Thursday of the month. Information: 488-3603 or <http://www.donalawater.org/>.

Jim Kendrick can be reached at jimkendrick@ocn.me.

Woodmoor Water and Sanitation District, April 9

Non-potable water policy discussion continues

By Lisa Hatfield

At the April 9 meeting of the Woodmoor Water and Sanitation District (WWSD), the board of directors and District Manager Jessie Shaffer continued to discuss the details of a new non-potable water service policy for potential irrigation customers. Brookmoor Estates Homeowners Association (HOA) President Russ Broshous presented more information to the board as Brookmoor debates whether or not to begin a trial period using non-potable water for turf irrigation for their HOA.

Treasurer Tommy Schwab was excused.

Non-potable water service policy discussion continues

The board continued its discussion about a policy for providing non-potable water to eligible commercial, industrial, and HOAs. Due to infrastructure requirements, individual homes cannot be customers for raw water.

President Barrie Town agreed with Shaffer that he did not want to create a policy and then immediately add a variance to the policy, but he said Shaffer's new section in the draft policy allowing for exceptions to be petitioned to the board made it clear how those would be handled, and this would help with the unique infrastructure situation in Brookmoor.

The board is scheduled to vote on the non-potable water service policy in May.

Brookmoor Estates requests lower non-potable rates again, reliability trial period

Broshous has asked WWSD to provide untreated water to Brookmoor for irrigation use, and it would be the district's first HOA non-potable water customer if Brookmoor agrees to meet the terms and conditions of WWSD. In March, Brookmoor's request to lower or forgo the highest Block 3 rate for non-potable was denied. See www.ocn.me/v15n4.htm#wwsd0312.

Broshous presented data on April 16 that he said proved Brookmoor should be allowed to buy non-potable water using the regular Grass Irrigation Demand (GID) rate instead of the modified GID rate. However, Brookmoor does not meet the district's criteria for that rate due to a miscalculation about the amount of irrigation needed for the whole HOA, Shaffer said. Also, the discussion showed that Brookmoor is irrigating its Kentucky bluegrass lawns at a much higher rate than true grass irrigation unit demand factors require in Woodmoor's climate and elevation.

Town asked Shaffer to re-verify the water demand calculations conclusion that was made with the assistance of Daniel Niemela, principal/hydrogeologist with Bishop Brogden & Associates.

The board also discussed Brookmoor's request to have the ability to switch back to potable irrigation water

if they deem the non-potable system unreliable during the two-year trial period. Broshous said if their irrigation service is interrupted for repairs for more than a week at a time, Brookmoor HOA would probably ask to be switched back to using potable water irrigation by the end of trial period, before those lines would have been completely removed.

Manager's report

Shaffer and Assistant District Manager Randy Gillette's comments included:

- Unaccounted water was down to 6 percent for March. The district invested in leak detection equipment that has already resulted in good progress.
- Dunes at Woodmoor Filing 2, north of the WWSD office, is about to file a final plat and in four to six weeks might bring in earthmoving equipment.
- Monument Hill Self Storage easement agreement is complete and might begin construction in next month.
- SePro aquatic weed control treatment will begin in Lake Woodmoor by end of April. The district sent letters to homes around the lake and a blast email to residents who are signed up for them. See www.ocn.me/v15n3.htm#wwsd0212.

Public comments on future water

Two residents of Woodmoor Townhomes asked questions of the board about who makes decisions about types of turf planted in different neighborhoods and about the possibility of their HOA connecting to WWSD's non-potable irrigation infrastructure.

They also asked how WWSD's groundwater supply from aquifers might be affected by the numerous new subdivisions being built; Shaffer and Town summarized this by saying as more wells are added, it's like more straws being put into the same cup of water. Town said the surface water from JV Ranch will not be needed in Woodmoor for 20 years, but there is no infrastructure yet to bring it here. Shaffer said cooperating with multiple water districts in the Pikes Peak Regional Water Authority will help with costs in the future.

The meeting went into executive session at 2:32 p.m. for discussions related to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property; to determine positions relative to matters subject to negotiations; and to conference with legal counsel regarding specific legal questions all related to purchase of land, water rights, and pending litigation regarding the Joint Use Agreement. Attorney Erin Smith added that they would also discuss the Joint Use Committee Phase 1 Process.

Office manager Marsha Howland reported that after the executive session, the board considered adoption of resolution 15-04 authorizing entering into a construction

contract and payment not to exceed 66.66 percent of the Phase 1 Project Costs. The board adopted Resolution 15-04, and discussed having the e-mails directed to the board to go through the WWSD server. The meeting adjourned at 3:53.

Board meetings are usually held at the district office at 1845 Woodmoor Drive on the second Thursday of each month at 1 p.m. However, the next meeting will be May 7 at 1 p.m. See woodmoorwater.com or call 488-2525.

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

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Monument Board of Trustees, April 6

Town manager and Sanctuary Pointe decisions postponed

By Lisa Hatfield

On April 6, the Monument Board of Trustees voted to keep searching for a new town manager, decided to have a special meeting April 8 to discuss the town manager job description, and discussed Pamela Smith's concurrent town manager and interim treasurer positions. Board members continued the discussion about Sanctuary Pointe development to April 20. They also heard a presentation from the Tri-Lakes Economic Development Corp. President and Chairman Danette Lilja about the importance of "primary businesses" bringing outside money into the local economy.

Unexpected motion regarding Smith

At the beginning of the meeting when Mayor Rafael

Dominguez asked for approval of the agenda, Trustee John Howe thanked Town Manager and Interim Town Treasurer Smith for her service as town manager and made a motion to add to the agenda "a motion to accept Smith's request to vacate her position as the town manager effective April 15, and to appoint Smith from interim treasurer to permanent treasurer."

Dominguez and Smith both said that she had never made such a request, while Smith acknowledged that April 15 had been the original date set for finding a replacement for the town treasurer after Treasurer Monica Harder departed last fall.

Town Attorney Gary Shupp told the board that there is no requirement that the town manager position be filled.

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