

though signalization will be a shared responsibility.

- The applicant is listed in the packet as NES Inc., and the property owner is Forest Lakes LLC.

Public comment

A few highlights:

- A citizen showed the PC his parcel of land and explained the only access. He expressed concern that there don't seem to be plans to bring this access out to meet the new road. Barlow stated that if there is an existing easement it will be honored, and if not, something will have to be worked out. The PC later included a condition with its vote that addressed his situation.
- A representative of Native Sun

Construction explained that it owns Woodcarver Road and has been involved in discussions about the use of Woodcarver to connect to Squadron. Native Sun has proposed that this parcel be dedicated to the town of Monument, allowing this intersection to be constructed and serve as a public right-of-way. He wanted it to be known that Native Sun Construction is involved and cooperating with the project, expecting to come forth with an annexation proposal soon.

While members of the PC were interested in trying to prevent the 100-foot maximum building height on this property—conceivably limiting the height of buildings to three stories, which was deemed in keeping with the

rest of the town—staff did not recommend this as legally viable. The current maximum building height is consistent with the Sketch Plan that was already approved. Flynn explained that all the PC members' concerns will be included in memos sent to the Board of Trustees before it discusses this proposal.

King made a motion to approve the Preliminary PD Plan for recommendation with the following condition: that the property owned by another entity to the northwest that currently has access off of the proposed Squadron Road be allowed to maintain access to his property through an easement, to be decided by both property owners. In the end, the proposal was approved unanimously, although multiple PC members added comments along with their votes. King wanted it on record

that "everyone here is concerned about building height." He hopes the Board of Trustees will look into that in regard to future parcels. Wilhelmi referenced King's comment, and Ours added that the PC considers the 100-foot height allowance inconsistent with the Comprehensive Plan.

It is not known whether there will be a PC meeting in October at this time, but if there is it will be on Oct. 14 and materials will be posted online a week beforehand.

PC meetings will be held online over the next few months due to the COVID-19 pandemic. Information: 719-884-8017 or <http://www.townofmonument.org/meetings/>.

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Tri-Lakes Wastewater Facility Joint Use Committee, Sept. 9

Budget, sampling, and sharing knowledge

By Lisa Hatfield

The Tri-Lakes Wastewater Treatment Facility (TLWWTF) Joint Use Committee (JUC) met on Sept. 9 to begin planning the 2021 budget and review facility operations. They also heard how this facility was used as inspiration for a similar one in Oregon.

TLWWTF is owned in equal one-third shares by Monument Sanitation District (MSD), Palmer Lake Sanitation District (PLSD), and Woodmoor Water and Sanitation District (WWSD).

The three-member JUC acts as the board of the facility and consists of one director from each of the three owner districts' boards: WWSD board Director Lee Hanson, JUC president; PLSD Chairman Mark Bruce filled in for PLSD board member Reid Wiecks, JUC vice president; and MSD Treasurer John Howe, JUC secretary/treasurer. The meeting was held at TLWWTF, with several in attendance there while others attended via Zoom.

TLWWTF is a model facility

At the Aug. 11 meeting, Burks shared about an engineering firm from Denver that represents a Native American tribe in Oregon. The engineers and tribe

members came to TLWWTF for a tour, because they own a similar system, but theirs is not running well. The tribe wanted to scrap and replace it.

However, their engineer wanted to show them an example of how well this type of system can run, even when it's 30 years old like TLWWTF. During their tour, Burks explained its benefits and described all the types of regular maintenance that are required to make it hum.

The plant uses aerobic and anaerobic bacteria digestion of wastes in large aeration basins to treat the sanitary sewer influent flows from the three owner wastewater special districts. The waste-activated sludge from the secondary treatment clarifiers is stored in the facility's sludge lagoon for future agricultural land application as fertilizer. Burks told the JUC, "We have had pretty good success with what we do."

2021 budget draft presented

Facility Manager Bill Burks and the JUC discussed the first draft of the 2021 budget. Burks estimated that costs for repairs and maintenance will be lower than in 2020. Salaries will be lower due to the loss of two certified employees

in 2020, but he hopes the two new employees will qualify for certified operator pay by 2022.

The JUC representatives will discuss this budget draft with their respective boards and bring questions and ideas to the October JUC meeting. The November meeting is when the 2021 budget should be approved.

Manager's reports

MSD Interim District Manager Erin Krueger said the new Wagons West lift station was now completely online. PLSD District Manager Becky Orcutt didn't have anything to report to the JUC. WWSD District Manager Jessie Shaffer said, "everything is flowing downhill," which everyone agreed was good news in the wastewater business.

Burks reviewed the Discharge Monitoring Report for July for TLWWTF. As usual, all samples tested were well within prescribed limits.

He said that in July, the facility already met the phosphorus level it promised to reach by November. By meeting nutrient treatment limits lower than those in Colorado Regulation 85, facilities in the voluntary nutrient incentive program extend their existing Regulation 85 nutrient compliance schedules for up to 10 more years. They also delay imposition of much tighter separate Regulation 31.17 phosphorus or nitrogen restrictions from starting in 2022 for up to 10 years. See www.ocn.me/v18n1.htm#tlwtf.

Sampling of many kinds

Burks reported on the September meeting of Arkansas River/Fountain Creek Coalition for Urban/Rural River Evaluation (AF CURE). His comments included:

- Sampling frequencies for a variety of substances are part of the 2021 budget discussion.
- Continuous data collection is a way to document how facilities

(point sources) do or don't affect stream health.

- Non-point sources, such as wildlife near rivers and agricultural run-off, contribute pollution to the stream that the wastewater facilities cannot control.

The Colorado Department of Public Health and Environment (CDPHE) is short of revenue and not able to do its own robust sampling. MSD's Environmental Compliance Coordinator Jim Kendrick said the EPA did not impose any penalties on the state when it only performed one round of sampling, and then stopped, after the 2015 Gold King Mine toxic wastewater spill.

Kendrick said it's vital to have historic data already collected and ready to share with the state quickly when they start making decisions about new regulations. He was concerned that the state might get rid of the stakeholders' input process altogether if state budgets fail.

Kendrick said the August Wastewater Utility Council meeting included a long discussion about Per- and poly-fluoroalkyl substances (PFAS), man-made chemicals that don't break down and can accumulate over time. The EPA would be using PFAS as a model for a new way of doing business, and pretreatment was likely going to be part of the future. See www.epa.gov/pfas/basic-information-pfas.

The next meeting is scheduled for 10 a.m. Oct. 13 at the Tri-Lakes Wastewater Treatment Facility, 16510 Mitchell Ave. Meetings are normally held on the second Tuesday of the month and are open to the public from all three owner-districts. For information on virtual meeting access, call Bill Burks at 719-481-4053.

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Woodmoor Water and Sanitation District, Sept. 14

Projects advance; district awards construction contract

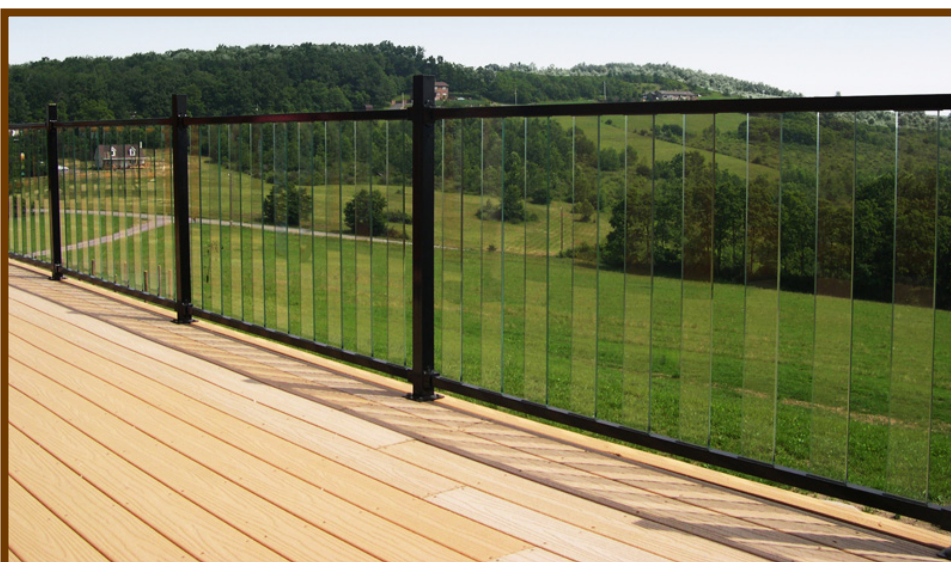
By James Howald

In September, the Woodmoor Water and Sanitation District (WWSD) board met at the Woodmoor Improvement Association Barn Community Center. JVA Engineering gave the board an update on the district's capital improvement projects, and the board awarded a construction contract for one of those projects. A final decision was reached on a request to include

property in the district's service area, and District Manager Jessie Shaffer told the board that the district had received a COVID-19 Impact grant. Finally, the board heard operational reports.

Board receives updates on capital improvement projects
Richard Hood of JVA Engineering reported to the board on recent develop-

WWSD (Cont. on 16)



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