

## WWSD (Cont. from 14)

ments with two of the projects on which the district is working. Hood began with the Central Lake Pumping Station Project (CLPS), telling the board that JVA Engineering had developed an alternative plan that addressed some of the board's concerns with the choices presented to date.

At the July board meeting, the board had elected to pursue the option of building a new pumping station at the foot of the dam and replacing the outlet pipe from the dam in such a way that the CLPS could deliver water to both the Central Water Treatment Plant (CWTP) and the South Water Treatment Plant (SWTP). That alternative required draining the lake, Hood said.

The new plan requires the construction of an earthen extension into the lake, on its southwest side, that would provide a location for a new building housing a wet well and a new pipeline. This alternative would save the district time and money on excavation, Hood told the board.

The new alternative would be similar operationally to the existing lake pump station, Hood said, making it an easier transition for the staff. It would also provide for drawing water from the lake at three different depths and would also be able to supply water to both the district's water treatment plants.

The new alternative would require pumps to be in the well, complicating maintenance, according to Hood. The previous alternative would have had the pumps installed in a building and therefore more accessible for repairs but would have required the construction of a concrete tower in the lake, which added \$900,000 to the cost of that alternative. The previous alternative would also have the lake offline while the new outlet pipe was constructed and the soil compacted around it, Hood said, making for a more challenging construction schedule.

Hood estimated the previous alternative would cost the district \$5.4 million, and the new alternative would cost \$4.2 million.

In response to a question from Board President Brian Bush, Hood said the contingency estimates for both alternatives were 20 percent.

The consensus of the board was that JVA Engineering should proceed with the new alternative.

### Board awards construction contract for SWTP upgrades

Hood also addressed progress on the district's project to upgrade the South Water Treatment Plant (SWTP).

He reminded the board that they had awarded the design contract for this project to Stanek Constructors at the August meeting.

Stanek Constructors has given the district its Guaranteed Maximum Price (GMP) for the upgrades, Hood said. This maximum price is required by the Construction Management At Risk (CMAR) project management approach that WWSD is using on its capital improvement projects, and it limits the financial risk to the district.

Stanek Constructor's GMP for the work is \$508,305 plus a 15 percent contingency fee, Hood said, adding that the discussion to define the GMP led to cost reductions of about \$25,000. The planned upgrades include replacing the onsite sodium hypochlorite generator, relining a storage tank, replacing ground water and surface water control valves, addressing issues with heating systems, and replacing electrical panels.

The board discussed starting with one contract with Stanek Constructors for the SWTP upgrades and adding additional projects to that contract as change orders.

The board voted unanimously to approve the construction contract for the SWTP upgrades to Stanek Constructors.

### Final vote on Mills inclusion petition

At its previous meeting, the board voted to approve the request of Jon Mills to have his property included in the WWSD service area. The details of that discussion and vote are at <https://www.ocn.me/v20n9.htm#wwsd>

At the September meeting, Shaffer brought up two additional issues relating to the inclusion request: First, although Mills gains the right to connect to the district's infrastructure, there is no requirement in the standard inclusion agreement for him to do so, and so there is no guarantee the district will ever gain a paying customer, and, secondly, the inclusion agreement could be construed to give Mills a benefit that typical customers do not receive.

Shaffer argued for amending the inclusion agreement to include the following:

- In 20 years, Mills will be required to pay a tap fee and connect to the district's infrastructure.
- If Mills's joint use agreement with his mother to use the well on her property terminates or expires he will be required to connect.
- If Mills's property is sold, the buyer must connect.

Board President Bush pointed out that the standard inclusion agreement includes the requirement that

if the applicant's well fails, they must connect to the district and may not drill a new well.

Mills had concerns with the requirement relating to selling the land in question, arguing that he has no intention to do so, but the requirement could be a hardship.

After the discussion, the board agreed to drop the stipulation that a connection be required in 20 years and voted unanimously to add the requirements that sale of the property to anyone outside Mills's family, failure of the existing well, or cessation of the joint use agreement for the existing well would trigger the requirement to connect to the district's infrastructure and become a paying customer.

### COVID-19 Impact grant provides funds to district

Shaffer told the board that the Colorado Department of Local Affairs (DOLA) had approved a grant for \$23,887, which will be used to defray the costs of implementing a four-day work week, which was implemented to reduce the district's exposure to COVID-19. He told the board they would need to vote to accept the money.

The board voted unanimously to accept the funds.

### Highlights of operational reports

- Shaffer announced that Ron LaFontaine was joining WWSD as Operations Superintendent.
- WWSD has hired a contractor to help with backlot sewer cleaning, which maintains sewer lines between residences and the district's sewer infrastructure, and sometimes can't be performed with the equipment the district owns.
- There is more foot traffic and dog walking on paths around the Lake Woodmoor, neither of which is permitted since the lake is not to be used for recreational purposes.
- Design work is under way by Lewis-Palmer School District 38 on a set of paths, called Safe Routes to Schools, which students will use to walk to school.

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The next meeting is scheduled for Oct. 12 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. Meetings are currently held at the Woodmoor Barn Community Center rather than the district office; please see [www.woodmoorwater.com](http://www.woodmoorwater.com) or call 488-2525 to verify meeting times and locations.

James Howald can be reached at [jameshowald@ocn.me](mailto:jameshowald@ocn.me).

## Pinon Pines Metropolitan District 1, Sept. 14

# Bond refinanced for one section of Forest Lakes

By Natalie Barszcz

On Sept. 14, the Pinon Pines Metropolitan District 1 (PPMD 1) board met in a special meeting via teleconference to finalize the details for the refunding of the General Obligation Bond. PPMD 1 is one of three taxation/financing districts within Forest Lakes Metropolitan District (FLMD).

### Refunding of the General Obligation Bond

PPMD 1 and FLMD Manager Ann Nichols introduced attorney Tiffany Lu Leichman of Sherman & Howard LLC to the PPMD 1 board directors before the final determination and authorization discussion regarding loan documents for the PPMD 1-2020 refunding of the 2016 General Obligation Bond.

Leichman said the following:

- The loan will be taxable at an interest rate of 3.26% for the first year and the remainder of the loan at a tax-exempt fixed interest rate of 2.58%.
- The principal would be for a maximum of \$8 million and is expected to be less.

District Counsel Russell A. Dykstra of Spencer Fane LLP confirmed that the mill levy for the General Obligation Bond would be 34 mills for 2021 for PPMD 1 property owners.

The board approved the refunding decision as

presented, 5-0.

### August financial review

Nichols said the pledged revenues of \$24,039 in August that would usually be transferred to the bank could not be transferred due to the refunding of the 2016 bond. That sum will be owed to the Debt Service Fund and taken into account during the refunding transaction.

Investment banker Kyle Thomas of D.A. Davidson & Co. asked Nichols if the \$24,039 could be used as a source of proceeds for the refunding or if it could go toward the interest payment of \$50,000 due in December on the current loan. Nichols said it would be

## Forest Lakes Metropolitan District and Pinon Pines Metropolitan Districts 2 and 3, Sept. 15

# Water restrictions tighten; trail license approved

By Natalie Barszcz

At the Forest Lakes Metropolitan District (FLMD) and Pinon Pines Metropolitan District (PPMD's) 2 and 3 joint board meetings held on Sept. 15, the board approved two temporary license agreements, discussed future water restrictions due to the low water level in the reservoir, and approved the issue of two bonds.

### Trail system will expand?

Tom Blunk of CP Real Estate Capital, who represents the developer, Forest Lakes LLC, explained that after hearing pleas from residents to open more of the planned trails, a decision was made to open more of the trail system to PPMD 1 (and future PPMD 2) residents around mid-October when the construction crews will have moved from Filing 5.

preferable to leave it in the checking account and use it in December to pay the interest on the Debt Service Loan, since typically the district does not wire funds and a check would need to be written.

The meeting adjourned at 4:30 p.m.

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PPMD 1 meetings are typically scheduled once a quarter at 4 p.m. Official meeting notices are posted on the district website at [www.forestlakesmetrodistrict.com](http://www.forestlakesmetrodistrict.com). For general questions, contact Ann Nichols at (719) 327-5810 or at [anicholsduffy@aol.com](mailto:anicholsduffy@aol.com).

Natalie Barszcz can be reached at [nataliebarszcz@ocn.me](mailto:nataliebarszcz@ocn.me).

The south trail will now connect to the north trail along the south side of Bristlecone Lake and will incorporate a pedestrian bridge (with railings) south of Filing 5 and connect to Forest Lakes Drive, making a complete loop possible.

Blunk also said the following:

- Two license agreements between all parties are required to avoid liability issues.
- FLMD would assume all liability and maintenance for the trail.
- Trail access is for pedestrians and bicycles only.
- A large part of the west valley will be donated to FLMD in 2021.

Assistant Secretary and Treasurer Douglas Stimple, chief executive officer of Classic Homes, said that at

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