

methodology emphasizes contractor involvement during the design portion of the project and requires contractors to give a guaranteed maximum price. In the past, the district has used the more common design-bid-build approach on capital projects.

Hood said the SWTP project was currently on hold. The “90% drawings” for the work are complete, according to Hood, and he is working with the contractor on the guaranteed maximum price. Work is expected to start in September, he said.

In regards to the CLPS, Hood said the option the board approved at its meeting in August, to construct a new pump station at the base of the dam on the south side of the lake, was proving more costly than anticipated, and that he was working on another option that he thought would be less costly. After the CMAR contractor was on board with the project, Hood said he would bring the new option to the board for consideration.

Hood said six contractors had attended a presentation on July 14 about the district’s projects, and two of them had submitted proposals for the three projects. The bids were very close, Hood said, adding that he believed Stanek Constructors was the best fit for the district. The next step, according to Hood, would be for the district to choose a contractor and approve a design phase contract with them.

Shaffer explained that each of the district’s three projects would have several contracts, beginning with a design phase contract. Once the design phase contract work is complete, Shaffer said, the district would have the option to continue with the contractor or to choose another contractor. Shaffer advised the board to approve a design phase contract with Stanek Constructors.

Board President Brian Bush asked the board to approve a \$25,000 design phase contract with Stanek Constructors. The board voted unanimously to approve the contract.

Inclusion petition granted

At the Aug. 10 meeting, the board held a mandatory public hearing concerning Jon Mills’ petition to have his property in the southeast part of Woodmoor at 255 Cimarron Road included in the WWSD service area. Mills’ petition was first discussed at the July board meeting. After the public hearing, WWSD staff members presented their analysis of the petition, and then the board voted on it.

At the beginning of the hearing, Bush told the board members they were to consider the best interests of the district in making their determination. First, Mills would make a presentation, Bush said, then district staff would comment, and then residents would comment. Finally, Mills would have a chance to rebut any points made in opposition to his request.

Mills told the board his mother had purchased four lots in the 1920s. One of the lots had recently been sold, he said. The lots are currently taxed at a commercial rate of 29 percent. The El Paso County assessor recommended combining the lots, thereby making them eligible for a residential tax rate of 7 percent, Mills said.

If his petition were approved, he would not connect his residence to the district’s water delivery or sewer systems but would continue to use his well, Mills said, adding that his family had no intention of developing the lots.

Shaffer and District Engineer Ariel Hacker presented the district’s analysis of the petition.

Shaffer reviewed the process for handling an inclusion petition, which includes a \$5,000 deposit from the pe-

itioner, an analysis by district staff, a public hearing, a court order granting the inclusion, and finally recording of the change to the service area. He also mentioned that some of Mills’ property is already in the WWSD service area.

Hacker told the board she had considered three scenarios in developing her analysis: no change to the residences on the property, subdivision into two lots at a later time, and full build-out of the property. Hacker said that only the full build-out scenario would require the district to add infrastructure to serve the property.

Shaffer said if Mills’ petition were approved, the water rights for his property would go to the district. That water allocation would be pumped from a nearby well already in place, rather than drilling a new well on Mills’ property, Shaffer said.

There were no comments from the public during the hearing.

Bush recommended that the board waive any per-acre fee for the inclusion since Mills had already paid for all the expenses incurred as part of the inclusion process.

The board voted unanimously to grant Mills’ petition for inclusion in the district.

Mid-year budget update presented

Shaffer reviewed mid-year changes to the district’s budget.

The number of taps sold in the first half of 2020 were just over half of the number anticipated, Shaffer said, and the anticipated revenue was reduced from \$898,344 to \$482,813. Slow progress at The Beach at Woodmoor was a contributing factor, he said.

The update contained the following changes:

- Interest income was reduced from \$500,000 to \$350,000 due to the economic downturn lowering interest rates.
- Miscellaneous income was reduced from \$95,000 to \$83,000 due to the district’s waiving of late fees and disconnect fees.
- Total revenues declined from \$8.4 million to \$7.9 million.
- On the expenditure side, Cost of Facilities declined from \$5.12 million to \$3.7 million due to timing of construction projects.
- Expenditures for salaries are up

slightly due to staff turnover and unanticipated retirements.

- Expenditures for purchasing land of easements were increased from \$5,000 to \$80,000.
- On the whole, expenditures were reduced from \$11.7 million to \$10.6 million.

Highlights of operational reports

- Maintenance Operator Gary Potter, who took over District Assistant Manager Randy Gillette’s responsibilities when Gillette retired, is leaving the district.
- Board Secretary William Clewes

was appointed to represent the district on the Joint Use Committee.

The next meeting is scheduled for September 14 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. Meetings may be held at the Woodmoor Barn Community Center rather than the district office; please see www.woodmoorwater.com or call 488-2525 to verify meeting times and locations.

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

GIGANTIC GARAGE SALE

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FUEL CHURCH + FUEL INTERNATIONAL
ARE HOSTING A GIGANTIC GARAGE SALE

WHEN: SEPTEMBER 19TH, 9 AM - 3 PM

WHERE: 14960 WOODCARVER RD. COLO SPRINGS, CO 80921

WHAT: KITCHEN ITEMS, TOYS, ADULT & KIDS CLOTHES, TOOLS, FURNITURE, ETC.



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Sisters of Benet Hill Monastery

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