

TRIVIEW (Cont. from 1)

Rollercoaster and Northgate Road by the end of October. Milling and paving has begun at the north end of Rollercoaster Road, and the overlay is expected to be completed before winter. After completion of the pipeline installation, Kiewit will install a pipeline to the Conexus development for \$200,000. The pipeline to segment D (future Conexus development) is part of the NDS and it is hoped the installation will move the Conexus development forward. The pipeline will end about 200 feet from the Town of Monuments municipal water infrastructure. See MTC article on page 12. The district has spent almost \$15 million as of September and the project is about 68% complete. The project is projected to total about \$21.8 million.

Note: For NDS pipeline project updates, alternative traffic routes, road closures, answers to questions, and to sign up for email and text notifications, visit www.triviewnds.com. The link can also be found at www.triviewmetro.com.

Addition to loan proposed

The district is working with the Colorado Water Conservation Board (CWCB) to increase an existing loan. The state-funded agency receives its revenue from oil and gas severance taxes and provides loans for water resource projects. The district received a loan from CWCB for about \$4.7 million to build the first phase of the South Reservoir, but as the project is ending there are several invoiced items that arose, such as creating the bottom of the reservoir to enable good drainage, and \$19,000 for additional engineering. Adding the

expenditure of \$419,930 to the loan at 2.05% for a combined project total of about \$5.1 million is a smart solution, taking advantage of the low interest loan rather than spending district cash, he said. The proposal will be presented for approval at the Nov. 16 board meeting.

Operations report

McGrady said the following:

- Water Attorney Chris Cummins is still working on the participate agreement with the Forest Lakes Metropolitan District's (FLMD) attorney. Cummins is waiting on some information from JDS Hydro and the FLMD attorney and is aiming for a completed agreement by the end of December to enable the first payment at the beginning of 2024.
- Northern Monument Creek Interceptor (NMCI) requests for proposal for the design of the pipeline were due at the end of October. The stakeholders will begin looking at designs around Nov. 6.
- The district continues to work with D38 on the Higby Road design. Some of the developers will submit their final development plans soon, but the final right of way is still being discussed. Discussions with the Town of Monument continue regarding the final width of the widening/redesign project.
- A flow test on the pump at the South Reservoir was conducted with the pump manufacturer, and the pump reached the maximum of 32 cubic feet per second. The pump is designed to allow 64 acre-

feet of water flow into the reservoir per day.

Utilities Department update

McGrady said the following:

- Water sales for September were a total of about 46.508 million gallons. The district hit the maximum to date at 50 million gallons in July. Production was at 1.5 million gallons per day, but it is down to less than 1 million gallons per day now that the homeowners have drained their sprinkler systems.
- The check valve for the A4 Well, located at the bottom of a pipe 1,600 feet deep, had failed and was causing problems with the variable frequency drive, so every time it was turned on the pump had to move a full column of water to the surface. The pipe was pulled out and the valve at the bottom was replaced, and another valve was installed half way down the pipe to avoid pumping a large amount of water in the future.
- All backflow tests and prevention checks were completed, and 100% compliance has been achieved.
- The Vector truck has cleaned about 1,600 feet of sewer lines since being placed into service. Monument Marketplace and the Vista Apartments are completed, and the district has saved about \$48,000 so far. The process can take place only when the temperatures are above freezing. The truck is winterized daily and housed in a heated environment to protect the apparatus from any water residue freezing in the truck.

Badger water meters

McGrady said the district has about 158 Badger meters (a cellular water

meter with real-time water monitoring technology) left to install out of 2,100 homes. It costs more for the district to manually read those meters from the street, and eventually the old technology will not be available to read the old meters remotely, and access to basements will be the only solution. The district may need to take steps in the future if 100% compliance cannot be achieved. Residents refusing the installation of the new meters may need to pay extra for meter reading in the future, he said.

Note: There is no cost to residents for installation of the new meter, and installation takes about 30 minutes. For more information about the cellular meter, visit <https://www.badgermeter.com>.

Executive session

The board moved into an executive session at 6:45 p.m. pursuant to Colorado Revised Statute 24-6-402(4) (a), (b), (e), to discuss acquisitions and receive legal advice for negotiations relating to water supply contracts, property acquisitions, strategic planning, and change cases.

District Administrator Joyce Levad notified OCN after the meeting that no actions were taken by the Board of Directors when the regular meeting resumed.

The meeting adjourned at 8:01 p.m.

Meetings are usually held on the third Thursday every month at the district office at 16055 Old Forest Point, Suite 302. The next regular meeting is scheduled for Nov. 16 at 5:30 p.m. For meeting agendas, minutes, and updates, visit <https://triviewmetro.com>.

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MOUNTAIN HOMESITE IN SALIDA, COLORADO



Stunning 360° views mark this property located less than 10 minutes NW of downtown Salida, Colorado. This 2.64-acre lot offers incredible views of the Sawatch, Collegiate Peaks and Sangre De Cristo mountain ranges! There are plenty of recreational opportunities, including a short walk to the Arkansas River, skiing at Monarch Ski Resort within 25 minutes, kayaking, Gold Medal fishing in the river, and 52 high mountain lakes along the Sangre De Cristo mountain range! This is fantastic country for snowmobiling, hiking on the Colorado Trail and hundreds of others, and some of the best mountain biking in the state!



Given the outstanding views, beautiful, mature piñon trees and large boulders; making it super scenic, this easily-accessible corner lot is perfect for building your dream home for year-round or vacation living. With a secluded community feel, this property is perfect for those seeking a natural setting with the convenience of modern amenities. Do not miss your opportunity to own in this gorgeous, mountain setting! Being offered at \$359,000! Call Zach Games today for all the details and to schedule your private showing. Visit our website for more photos: www.WesternMtn.com.



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Woodmoor Water and Sanitation District, Oct. 9

Draft 2024 budget presented; tap fee discussion continues

By James Howald

District Manager Jessie Shaffer presented a draft of the 2024 budget to the Woodmoor Water and Sanitation District (WWSD) board at its October meeting. The board continued its effort to set water and tap fees and voted on a change to its employee benefits policy. Two class action lawsuits related to Per- and Polyfluorinated Substances (PFAS) were discussed, and Shaffer updated the board on the district's cybersecurity strategy. The board also heard operational reports.

Budget presented; workshop and hearing scheduled

Shaffer distributed copies of a proposed 2024 budget to the board and asked it to schedule a workshop for further discussion. The board scheduled the workshop for Oct. 24.

Shaffer pointed out that a change to rates or fees required an announcement to the public 30 days in advance of a vote on that change and said that if changes were decided on at the November meeting there would not be adequate time to announce the change before the December meeting. He suggested that the December board meeting be changed from Dec. 11 to Dec. 18 to provide adequate notice. The board approved his suggestion to reschedule the December meeting.

Attorney Erin Smith suggested opening the Nov. 13 board meeting with a public hearing on the budget and continuing the hearing until the Dec. 18 board meeting. Votes on any

rate changes and on budget approval could be held at the December meeting, she said.

The board decided to follow Smith's schedule.

Water and sewer tap fees debate continues

Following up on his presentations at the two previous board meetings, Andrew Rheem of Raftelis, the company that advises WWSD on rates and fees, presented another round of analysis intended to help the board decide how to set water and tap fees to balance the interests of current residents with those of future residents and developers. Rheem addressed the questions raised by the board following his previous presentations. He said he had corrected an error in his calculations and had reconsidered the role of the district's Renewable Water Infrastructure Fee (RWIF), the monthly charge that covers debt service on the district's purchase of Woodmoor Ranch and its water rights, in his analysis.


Rheem explained the guiding principles and the case law regarding the setting of tap fees. He said first there must be a link between the impact new development has on the system and the fees that fund that development. Secondly, there must be a rough proportionality between the fees and the impact of new development. Finally, the fees can't discriminate between types of new development.

Funding the El Paso County Regional Loop Water Authority (EPCRL-WA) water re-use project, in which WWSD is a participant, is an important factor in how WWSD should set its tap fees, Rheem said. He discussed three methods to fund the project:

- Revenue bonds, backed up by rate increases, for \$85 million in debt, with a 20-year loan term and 4.5% interest rate. This scenario assumes the other three participating districts will also assume their share of the costs.
- General Obligation bonds, which would need to be approved by voters.
- A "Go it alone" scenario where WWSD pays for the entire project, expected to cost \$181 million with revenue bonds.

Rheem said he had re-calculated the replacement cost of WWSD's entire system in light of the board's comments at the previous meeting and the Replacement Cost New (RCN) of the system stood at \$137 million, about \$3 million more than he previously calculated.

Rheem said he had changed his



Connect and meet with your local Tri-Lakes area Medicare agent to help direct your Medicare needs, enroll, disenroll, or change plans, and to answer any questions about Medicare that you may have!

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Remember, Open Enrollment dates are from October 15th to December 7th, 2023.