

Secretary Joe Loidolt, president of Classic Homes, was excused.

### 2023 budget amendments

President George Lenz, executive vice president of finance for Classic Homes, opened the public hearing on the 2023 budget amendments for FLMD and PPMD's 2 and 3. No comments were heard, and the public hearing was closed.

District Manager Ann Nichols said she had already amended the budget for FLMD for the conveyance of public infrastructure the district receives at year end for the Falcon Commerce Center phase 2 and FLMD filings 5, 6, and 7. Developers spent a significant amount on installing public roads, which creates a liability for the developers until those assets are transferred. The district immediately made the following entries to dedicate the public roads to the appropriate entities:

- El Paso County filings 5, 6, and 7
- The Town of Monument—Falcon Commerce Center

Nichols said there is no expenditure, just a journal entry the auditors insist is covered by an appropriation, and the board was asked to review the worksheet and approve the resolutions for:

- The additional appropriated amount of \$9.5 million for road infrastructure in FLMD, a contribution to other governments.
- An additional \$600 for the liability insurance increase for PPMD 2 (West Valley).
- An increase in funds for the 2023 audit for PPMD 3 (Falcon Commerce Center).

The district had allocated \$1,000 in the budget for a request for audit, but due to the level of activity in PPMD 3, a full-blown audit was required for about \$6,000, said Nichols.

Treasurer/Assistant Secretary Douglas Stimple, chief executive officer of Classic Homes, said there had been no requirement to make similar corrections before audit presentations for any of the other special districts Classic Homes had developed.

Nichols said the district's auditors, Hoelting & Co. Inc., had notified the district that even though there is

not an actual expenditure of funds, a note in the audit would appear stating the district had exceeded its appropriations. It is worth the effort to make the journal entry corrections and appropriations before submitting the audit to the state, and the auditors agreed, said Nichols.

The board made a blanket motion to approve three resolutions appropriating funds for the three districts.

The meeting adjourned at 10:35 a.m.

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Meetings are usually held quarterly or when necessary, on the first Monday of the month at 4 p.m., via Teleconference. A special meeting will be held in July (date to be confirmed) for the 2023 audit presentations. Meeting notices are posted at least 24 hours in advance at <https://forestlakesmetrodistrict.com>. For general questions, contact Nichols at 719-327-5810, [anicholsduffy@aol.com](mailto:anicholsduffy@aol.com).

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### Woodmoor Water and Sanitation District, June 10

## Residents question development and water availability

By James Howald

In June, the Woodmoor Water and Sanitation District (WWSD) board heard concerns from residents regarding the future water supply, especially as it affects the proposed residential development Monument Ridge East (MRE). District Engineer Ariel Hacker updated the board on the pace of development and its impact on revenue the district expects from tap fees. The board heard operational reports, rescheduled its next meeting and planned a workshop. The meeting ended with an executive session, after which no action was taken.

### Is there enough water for MRE?

During the public comment portion of its meeting, the board addressed questions about the availability of water to serve the MRE residential development, which is planned for the land at the northernmost edge of El Paso County, just south of County Line Road and east of I-25. About 444 residences in total, some detached single-family residences, some duplexes, and some fourplexes, are planned for the site.

Resident Lanette Prosseda reminded the board about the history of the Misty Acres development, which was originally to have just over 400 single-family residences but needed to be reduced in size in 2005 due to concerns about lack of water. This happened before the district's purchase of the Woodmoor Ranch and its water rights, she said. She questioned whether there would be enough water for MRE.

Steve King, Monument mayor pro tem, said he understood MRE would need to buy supplemental water from the district, which comes at a much higher cost than the standard one-half-acre-foot of water per acre of land that is the standard water service in WWSD's service area. He also mentioned a concern over the number of impervious surfaces that the development would entail.

Resident Gordon Reichal asked if the restrictions on outdoor watering meant the board was concerned about the availability of water.

District Manager Jessie Shaffer explained that the restrictions on water were primarily intended to manage issues of peak demand, not total availability of water. Handling peak demand was a costly issue for the district, he said. The water restrictions are aimed at leveling the peaks of consumption and reducing the overall costs of water delivery, Shaffer said. He added

that demand management is "just good stewardship" of a resource and everyone should be mindful of the need to conserve water.

Shaffer went on to say that WWSD is not a land use authority and did not have the legal responsibility or authority to decide on land use issues: "We can't tell anyone what they can build." Land use decisions in the WWSD service area are made by the county, he said.

Shaffer said the district drafts a Long Range Plan (LRP) every five years that details the water rights to ground and surface water owned by the district. The current LRP, which estimates water needs at buildout, allows for 600 single-family residences on the land that MRE would occupy. He said the district's supplemental water policy was designed to help ensure development paid for its demands on the district.

Board President Brian Bush said the district has enough water to serve "full buildout." He said he was not on the board when the decision was made to purchase the Woodmoor Ranch and its renewable water rights, but he thought that decision was sound. He said the board was not able to help those who opposed MRE in any configuration. He suggested residents take their concerns to the county Planning Commission or the county commissioners.

King said his main concern is the impact MRE would have on the conservation easement in Douglas County immediately to the north. He estimated that only 15% of MRE's land would be permeable, and said he believed that was a valid reason not to move forward with the development. Douglas County has protested the plans for MRE out of concerns for the conservation easement, he said.

### Growth slows, reducing water tap fee revenue

In response to questions from the board at a previous meeting about expected revenues from water tap fees, Hacker told the board that her calculations showed that development in the WWSD service area was slowing. The estimate of new water taps used in 2024 was close to the actual number of taps sold, she said. The Cloverleaf development just east of Lewis-Palmer High School purchased 15 taps in the first half of 2024 and is expected to purchase another 15 in the last six months of the year. The Monument Junction East development has purchased 14 taps and is expected to

purchase 48 more by the end of the year.

A 3/4-inch water tap, the most common size for residential uses, costs \$37,235 and a sewer tap costs \$10,388.

Hacker said the Waterside, North Bay, MRE, and Monument Junction West developments are not expected to purchase taps until 2025.

At previous meetings, the board discussed the possibility of raising tap fees in mid-2024. Historically, the board has raised tap fees only once per year as a part of its budgeting cycle. Shaffer said growth was slowing, in part due to high interest rates, and he recommended leaving tap fees unchanged until next year. Bush said he did not recall the board ever raising tap fees mid-year.

### Operational reports

In his financial report, Treasurer Roy Martinez commented that revenue from supplemental water service was at 100% of the budgeted amount, and income from leases had seen an increase from the district's lease of a portion of Woodmoor Ranch to Enerfin Renewables Inc. to be used for a solar array.

Martinez said the district had added an additional bank account that was used for a money market account that generates much higher interest.

The board voted unanimously to accept the financial report.

In his report, Operations Superintendent Dan LaFontaine said water loss had returned to 10%, which was normal. He reported no breaks or failures for the previous month. He reported a loss of water pressure in some houses due to an error made in the installation of a pressure reducing valve required by the Monument Junction East development.

### Next meeting rescheduled

The board voted to delay its next meeting to July 15 to allow an additional week to work on the 2025 budget data.

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The next meeting is scheduled for July 15 at 1 p.m. Meetings are usually held on the second Monday of each month at 1 p.m. at the district office at 1845 Woodmoor Drive; please see [www.woodmoorwater.com](http://www.woodmoorwater.com) or call 719-488-2525 to verify meeting times and locations.

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### Monument Sanitation District, June 19

## 2023 audit accepted; repair hits snag

By Jackie Burhans and James Howald

In June, the Monument Sanitation District (MSD) board heard an audit report from Derek Watada of Olson, Reyes & Sauerwein LLC, the district's auditor. In his Manager's Report, District Manager Mark Parker discussed a change to the plan to repair a sewer line that runs under Highway 105 adjacent to the Taco Bell restaurant.

### Audit shows no concerns

Watada thanked the MSD staff who helped with the audit. He described the district's finances as "business as usual." He mentioned that the grant MSD received as part of the American Recovery Plan Act, which is being used to repair a sewer main connecting the Willow Springs neighborhood to the Tri-Lakes Waste Water Treatment Facility, was a new category in the audit. The district's net position, or equity in MSD's infrastructure, increased from \$5 million to \$9.4 million, primarily due to a lift station built by the

developer of Willow Springs and then donated to the district, which will maintain it.

Watada asked the board to be aware of the need to separate duties, pointing out that it was difficult to compartmentalize duties in an organization with such a small staff. Parker pointed out that Haynie & Co., the district's accounting company, assisted Accounts Administrator Cheran Allsup and Parker in their efforts to separate all duties involving financial matters.

The board voted unanimously to accept the audit report.

### Unexpected spot repair needed

In his Manager's Report, Parker told the board that the repair to a sewer line running under Highway 105 was planned to be complete by June 4, but that deadline had not been met. After telling MSD that the pipeline could be repaired by relining it, with no need to excavate and interrupt traffic on the highway, the

contractor, Aegion/Inasituform, had changed its position and now said a spot repair was needed. Parker said he believed that change of position invalidated the district's contract with Aegion/Inasituform. Parker said he was organizing a meeting with the contractor and GMS Engineering Inc., the district's consulting engineers.

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Monument Sanitation District meetings are held at 9 a.m. on the third Wednesday of the month in the district conference room at 130 Second St., Monument. The next regular meeting is scheduled for July 17. See <https://colorado.gov/msd>. For a district service map, see <https://colorado.gov/pacific/msd/district-map-0>. Information: 719-481-4886.

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### Donala Water and Sanitation District, June 20

## Loop water reuse project discussed

By James Howald and Jackie Burhans

In June, District Manager Jeff Hodge gave the Donala Water and Sanitation District (DWSD) board a detailed update on the status of the water reuse project, often called The Loop, in which DWSD is an active participant, along with Woodmoor Water and Sanitation District and Cherokee Metropolitan District. The board also considered a recommendation from Brett Gracely, a project engineer with LRE Water, to lease surface water from DWSD's Willow Creek Ranch to the Arkansas Groundwater and Reservoir Association (AGRA). (Arkansas in this instance refers to the Arkansas River, not the state.) The board also heard financial and operational reports.

The Loop focuses on financing, member obliga-

tions, and easements

Hodge told the board that The Loop leadership is drafting a Member Agency Financing and Contribution Agreement that will define the benefits and responsibilities of participating agencies. He mentioned that some of the agencies are seeing personnel changes that will affect who represents them on The Loop board. A "Go or No Go" decision is expected from participating agencies in September. The agreement will help The Loop get the bonds needed to complete the project, Hodge said. DWSD was slated to receive 500 acre-feet of water per year, roughly 13% of the water produced, at a cost between \$20 million and \$25 million. That amount is equal to the cost of drilling eight wells, Hodge said. He pointed out that

the average productive life of a well is 40 years, but The Loop, which will allow customers to reuse return flows from DWSD's treatment facility after they have made their way through the watershed to Fountain Creek, will have a useful lifetime closer to 100 years.

Recalling the history of The Loop, Hodge explained that when American Recovery Plan Act funds became available in 2021, The Loop's board asked for \$145 million, enough to complete the entire project, but received \$4 million, enough to reimburse the seed money that participating agencies invested in the project. Initially, the participating agencies signed a Memorandum of Understanding to get the project underway, and then formed the El Paso County Regional Loop Water Authority