

Woodmoor Water and Sanitation District, Nov. 13

District forming policy to offer non-potable water

By Nancy Wilkins

At a 4-1/2 hour meeting Nov. 13, directors of the Woodmoor Water and Sanitation District (WWSD) considered providing non-potable water to the Brookmoor Estates Homeowners Association (HOA), listened to financial planners from Raftelis Financial Consultants, discussed increasing rates in conjunction with the draft 2015 budget, continued negotiations with the HOA from Village Estates for a parcel of land, and scheduled a rate increase hearing on Dec. 19 at 10 a.m.

Brookmoor HOA requests non-potable water

Representing the HOA for Brookmoor Estates, Russ Broshous asked the board to consider providing non-potable water for irrigation to the Brookmoor area. Broshous said Brookmoor already has a water pipe the district currently uses to access lake water.

Located south of Lake Woodmoor, Brookmoor Estates is lower in altitude than Lake Woodmoor, and this provides an engineering advantage when the water flows downstream from the lake. Broshous emphasized that the close proximity to the existing non-potable water pipe, plus the difference in altitude, provide a unique opportunity. While the board considers Broshous' request, District Manager Jessie Shaffer indicated the board has directed him to draft a district policy in regards to providing non-potable water.

Water report

From Sept. 30 to Oct. 31, WWSD billed 22.56 million gallons in potable water. Unaccounted water was recorded at 2 million gallons. During October, the district used both lake and well water for potable use.

Directors consider growth in planning rates

John Gallagher and Robert Wadsworth of Raftelis Financial Consultants presented a projected financial plan showing various rates extending to 2033. The rate model projects a conservative estimate of about a 3 to 4 percent increase per year in new residential accounts, and this expected growth in the district is factored into the projected income. In conjunction with Raftelis' presentation, the board discussed keeping the \$45 monthly renewable water investment fee at the same rate in 2015. However, the board is looking to increase other rates.

Proposed rate increase includes both use and monthly fees

The proposed rate increases can be found on the district website www.woodmoorwater.com. The base sewer charge for residential use would increase from \$26.46 to \$28.82 per month. The proposed residential use charge

for 0-6,000 gallons of water would increase from \$5.59 to \$5.90 for every 1,000 gallon used.

Developers expected to pay more

Owners of vacant lots and future developers will also be expected to pay more for availability of services. The board is considering charging \$100 annually per vacant lot for water and sewer in 2015. Also in consideration is a three-fourths-inch multi-family tap fee for 2015 that is not to exceed \$18,774.

Option to defer vacant lot fee

During the discussion of how much the district should charge for vacant lots, District Manager Shaffer said there is an option for residents to defer paying the vacant lot fee until the lot is sold, at which time all past fees will be due. Office Manager Marsha Howland thought only a few customers are currently opting to defer the vacant lot fee.

Rate increase hearing open to public

At the rate hearing scheduled Dec. 19 at 10 a.m., the board is expected to take public comments and vote on the increases. This meeting is open to the public. The district financial reports should be available at the office.

Bond payment schedule considered in draft budget

The board is looking at a revenue bond repayment schedule, which is still in draft form. If the draft payment bond schedule is accepted "as is," the district will pay about \$48.7 million total over 22 years. The draft schedule shows an initial principal of \$27.9 million and interest payments of \$20.8 million. The last payment occurs in 2036. The average cost to repay the bond is \$1.9 million every year, starting in 2015. The Renewable Water Investment Fee (RWIF) of \$45 per month is expected to be used to pay off the bonds.

Financial report

The board unanimously voted to approve the financial reports dated Oct. 31. Significant income sources for October include \$168,838 from the RWIF, \$314,580 from the Water Use Fee, \$102,957 from the Sewer Use Fee, \$125,192 from water and sewer taps, and \$20,940 from the nutrient grant. Total income for October, as seen in the income statement, was \$747,237. According to the income statement, the district has not received a payment yet from the JV Ranch lease in 2014.

Total expenditures for October were \$1.03 million. Significant expenses recorded for October were a bond interest expense of \$627,781, investment gain/loss of \$83,031, construction \$89,909, salaries \$60,384, sewer treatment expense \$32,156, utilities \$31,472, Chilcott Ditch Co. \$29,192, and professional fees \$19,976. According to Shaffer, the construction expense went toward replacing a motor and pump for an existing well. The district does not show a bond principal expense being paid yet in 2014.

The board went into executive session at about 4:10 p.m. Before the meeting ended at about 5:37, the board gave Shaffer direction to provide an offer to Mel Plowman to extend a service contract agreement for supplemental water service. Plowman had requested an extension to his contract.

As of Nov. 13, the board was in negotiations with the HOA of Village Estates for a parcel of land the HOA has requested to purchase.

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