

## RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on September 13, 2021, at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT: President Bush  
Director Beley  
Director Clewe  
Director Wyss

Manager: Jessie J. Shaffer

Operations: Dan LaFontaine

Attorney: Erin Smith

Office Manager: Cory Lynch

Visitors: Nate Lenz, Elite Properties

**I. Call to Order:** President Bush called the meeting to order at 9:00.

**Motion:** Upon motion by Director Clewe and seconded by Director Wyss, the Board unanimously voted to start the meeting.

**II. Reading of the Minutes:** Copies of the August 9th, 2021, meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director. It was moved by Director Clewe, duly seconded by Director Wyss, and unanimously passed that the meeting minutes be approved.

**III. New Business:**

**A. Consider Supplemental Water Service Request by Elite Properties of America, Inc.**

Shaffer presented visual information on internal analysis that supported the district's ability to supply the 166.897 AF of the requested supplemental water. Nate Lenz of Elite Properties stated they would only be developing the residential area of the 83.977-acre parcel. The proposed 242 single family units will break ground in first quarter of 2023. The apartment site and the four commercial sites on the west side are in the process of being sold in the first quarter of 2022. The supplemental water service request would demand an additional well to be drilled. President Bush stated to LaFontaine that the district needs to identify the infrastructure improvements needed sooner than later. LaFontaine noted that he started investigating in December of 2020 by collecting soil samples, looking at saddles, valves, and hydrants. The biggest problem is that contractors are busy and supply chains are behind. It was stated that the age of the oldest lines are from 1964 and of the 80 miles of water mains, 50% are the original cast iron.

**Motion:** Request to move forward with the request by Elite Properties of American, Inc. to supply supplemental water service was presented by President Bush, motioned by Director Clewe and seconded by Director Beley.

**B. Consider Execution of an Easement Agreement with Mountain View Electric for Electric Service Line Easement to Lake Pump Station 2.** Shaffer presented that Mountain View Electric owns the electric line that needs to come onto the District property to terminate service at the transformer. This easement request is straight forward and a common request.

**Motion:** Request to move forward with the request by Mountain View Electric requesting easement on District property was presented by President Bush, motioned by Director Wyss and seconded by Director Clewe.

#### **IV. Old Business:**

2011 Revenue Bond Refunding Summary/Wrap Up. Shaffer presented a summary memo and discussed the following key highlights:

1. During the refunding process, the District received a new (upgraded) credit rating through Standard and Poor's of "AA" (our previous rating was "AA-")
2. A net interest rate on the bonds is 0.98%
3. A present value cost savings of just over 7 million dollars was realized.
4. While the District chose to reduce the repayment period by 5 years (i.e., from 15 years to 10 years) to increase savings, our new annual debt service payment schedule is actually going to be lower than our old debt service payment by about \$20,000 per year.

#### **V. Financial Report:**

Director Wyss stated that he reviewed the financial statements for August 2021 and did not have any changes.

**Motion:** Upon motion by Director Clewe and seconded by Director Beley, the Board unanimously voted to the August 31, 2021, financial reports.

#### **VI. Public Discussion:**

NONE

#### **VII. Joint Use Committee Report:**

Director Clewe reported that all three districts favored not adding any requested additional holidays for Tri Lakes. Bill Burks has the authority to restructure their already approved holidays, but no increase over the current amount of 12 Holidays per year. Due to the SDA conference, Shaffer and Director Clewe would be unable to attend the September 14, 2021, meeting. Director Beley and LaFontaine will attend on their behalf.

### **VIII. Chilcott Ditch Company / The Ranch Report:**

Shaffer stated there is more water at the Ranch than in recent years. A Ranch tour is being set up for all board members for Wednesday, September 22, 2021. The members will meet at the Woodmoor Water location at 8am and will return by 2:00pm. All board members will be notified by phone about this special meeting.

### **IX. Manager's Report: Shaffer provided the manager's report.**

#### **1. Collaborative Organizations / Opportunities:**

- a. PPRWA – CSU Reuse Study Update. Study is in full swing and making progress.
- b. Loop Group – Loop Study Update. Study is progress to help determine costs involved with working with CSU or with other partners in the loop. Both studies are not scheduled to be complete until December 2021/January 2022. An ask letter of \$40 million is being drafted and waiting on county to format and submit.

#### **2. Operations Update**

- a. Water Report. Numbers came in great and reviewed last month's valve problem. Residents almost tripled their outside water usage in August. Lake is at about 75% drained and no fish have been seen. The wet spring increased the lake level and added to the amount of water needed to be drained from the lake. Refill schedule starts in January of 2022.
- b. Sewer Report. There was a lightning strike at Greenland lift station. This resulted in extra expenses to pump out lift station several times while waiting for parts and for electrician to repair.

#### **3. District Construction/Planning Projects:**

- a. Ranch Revegetation Progress Update. Shaffer presented a visual showing the boundaries of the ranch. 43% is completed, 46% is under weed control, and 11% is in active work. The total 2,100 acres are projected to be completed 2021-2025. Concern with the cattle rancher needing to have use of ranch until June was discussed. There is a conflict because of need to start our work in March.
- b. CWTP Progress Update. Under drains grouted in, filters 1 and 3 are rebuilt with new underdrain system, and filter 2 internals are being re-built. Pre-treatment building is progressing. It will need to be taken completely offline for 6-8 weeks to change out PLC. Plan is to wait until after peak water usage timeline for the changeout. Target is end of October.
- c. LPS2 Progress Update. Starting transmission line first beginning with Deer Creek then coming down Woodmoor Drive. Will be completed by April 2022.
- d. North Tank Painting Progress Update. All paperwork is completed. An on-site visit reports the stripping on the large tank first. The contract states the work must be completed in 75 days.

#### **4. WWSD Subdivision/Development Status Update:**

- a. Cloverleaf: Observed first round of construction with layouts of roads, water and sewer.

b. Steel Structures America. Slow process with 3 tie-ins completed.

**5. Other Topics:**

a. Meter Replacement Program. There will be a proposal to a new system; at the minimum, changing out registers. 2006 was last change as product has a 15 year life expectancy.

**X. Special Reports & Subjects:**

- a. Engineer's Report- NONE
- b. Attorney's Report- NONE
- c. WIA Meeting Report- WIA continues to receive information about the donation of 65 acres to WIA but currently has no deed. WIA sent a letter to explain terms and conditions of accepting the land. WIA will allow access across the utility easement as long as it is not fixed to the easement or locked.

**XI. Executive Session:** It was moved, duly seconded, and unanimously approved that the Board move into Executive Session pursuant to: C.R.S. Section 24-6-402 (4): (1) Subsection (a) for discussion related to the purchase, acquisition, lease, transfer, or sale of any real, personal, or property interest; (2) Subsection (e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; (3) Subsection (b) for a conference with legal counsel for the purpose of receiving legal advice on specific legal questions; all related to potential agreement(s) with Lewis Palmer School District 38 and JUWI, Inc. Session commenced at 10:34. The Board returned to Regular Session at 10:58.

**XI. Adjournment:** There being no other business before the Board, it was moved and duly seconded that the meeting be adjourned. The motion passed unanimously, and the meeting adjourned at 10:58.

**Record of September 13, 2021, Board Meeting**

Respectfully Submitted,



William Clewe, III, Secretary