

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on April 21, 2022, at the Woodmoor Water and Sanitation District No. 1 office.

| | |
|-----------------|---|
| PRESENT: | President Bush Director Clewe Director Roddam Director Wyss |
| Manager: | Jessie J. Shaffer |
| Operations: | Dan LaFontaine |
| Attorney: | Erin Smith |
| Office Manager: | Cory Lynch |
| Visitors: | Ariel Hacker- District Engineer James Howald- Our Community News Jackie Burhans- Our Community News |

I. Call to Order: President Bush called the meeting to order at 13:01.

II. Reading of the Minutes: Copies of the March 14th, 2022, meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director.

Motion: President Bush entertained a motion to accept the March 2022 Board minutes. It was moved by Director Roddam, duly seconded by Director Clewe, and unanimously passed that the meeting minutes be approved.

III. New Business:

A. Director Beley is sick and will not be attending the meeting. President Bush asked for a motion to excuse Director Beley that was seconded by Director Roddam and unanimously approved.

IV. Old Business:

A. Consider Approval of Supplemental Water Service Agreement with Elite Properties. Shaffer explained that this agreement is for the East side of Jackson Creek Parkway only. This is for three phases and is a straight up purchase agreement. On the West side of Jackson Creek Parkway, Elite is not sure as to the specifics of the end uses so they are opting for a reserve agreement. President Bush questioned that the pricing of an acre foot of water has been at \$29,000 for several years. Shaffer challenged that his fact checking confirms that is still an appropriate price. Shaffer turned the discussion over to Engineer Hacker who broke down the three phases: A) Single Family homes on 17 acres with open space. B) Multi-Family; also called four square units. C) Combination of both single family and multi-family. Timeline

for construction is as soon as the District authorizes them to begin. Director Roddam asked about who was responsible for Jackson Creek Parkway expansion. Shaffer explained that he believed that the goal was to have the parkway developed similar to the current parkway South of Higby Road. Shaffer is asking Board to authorize execution of the water service agreement for the East side only providing the developer does not come back with any major changes. President Bush highlighted that this is an agreement of approximately \$1.6M in addition to approximately \$6M in tap fees. Director Clewe asked how the District calculates a supplemental water agreement. Ms. Hacker explained that the developer submits plans to the District of approximately how many SFE's, multi-family and commercial structures are being proposed. They then submit their preliminary utility plans. A standard water usage calculator is used to determine supplemental water usage. In essence, this is a surcharge for density.

Motion: President Bush recommended the Board to approve the agreement as written and authorize him to sign the agreement. Director Roddam motioned, and it was seconded by Director Clewe. The Board unanimously voted to accept the provisionally accepted water service agreement.

V. Financial Report:

Director Wyss stated that he briefly reviewed the financial statements for March 2022, and he has no comments.

Motion: President Bush recommended the Board accept the March 2022 financial reports. Director Clewe motioned, and it was seconded by Director Roddam. The Board unanimously voted to accept the March 2022 financial reports.

VI. Public Discussion:

A. **Unscheduled People:** James Howald asked to clarify that the Ranch is providing water through the loop to Woodmoor Water.

VII. Joint Use Committee Report:

Director Clewe reported that he received the draft of the 2021 audit from Bill Burkes and the report looks good for the treatment plant. Temperature inversion caused the largest (North) retaining pond to “flip” and sludge came to the top of the water. A pump was running 5 days a week to drain the pond and expects everything to be finished by the end of May.

VIII. Chilcott Ditch / The Ranch Report:

The Ranch report is that we just started sending water down to the Ranch so that we can start irrigating approximately 120-140 acres this year. Ken has all of the fencing completed. The Ditch is fired up to the Ranch so we can begin irrigating all of the grass seed that was planted last year. We have been delivering water to our partners since March 17th and meeting all demands. There will be some Ditch clean up over the next few weeks to get good flows. Water just got to the reservoir at noon today.

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

1. Collaborative Organizations / Opportunities:

- a. PPRWA – CSU Reuse Study has been finalized and Shaffer just received a copy but has not had time to review. He will receive a digital copy and will get to all Board members to further discuss at the May Board meeting. The Loop Study final version should be

complete by the end of April. Director Wyss stated the county was to receive money from the Federal Government for the Loop and asked if we were aware of this. Shaffer stated that this was the topic of the Executive Session later in the meeting.

2. Operations Update

- a. **Water Report:** LaFontaine reported that the numbers are a bit skewed due to an event in March while we were testing a water main line, it burst and we lost 500k gallons of treated water. The subdivision, High Pines had a meter that had not been read for about 12-18 months. We were able to bill that meter for approximately 467k gallons of water, which offsets the 500k loss. CWTP went back online and was fully operational and the numbers are real not estimated. We are still working on Well 9 so some of those numbers are estimates. We should begin pumping to the golf course the first week of May. We are slightly behind on the Lake refill schedule due to getting CWTP back online. Today, we started buying water from Donala (approximately 190k gallons per day).
- b. **Sewer Report:** Nothing to report currently.

3. District Construction/Planning Projects:

- a. **Loop Study Draft.** We should have the final version by the end of the month.
- b. **Meter Change Out Program.** We hit a snag with the billing software as we were told it had certain capabilities and does not unless we upgrade to Caselle Connect. We are at a standstill until we get more information from Caselle and AquaHawk.
- c. **LPS2 Progress Update.** Hard, June 1, 2022, deadline. Informed public about Lake Woodmoor Drive being closed longer than anticipated and will reopen on Friday, April 15th, by 5:00pm.
- d. **Well 22 Drilling:** Pushed out bid date due to County waiting on permit. It has been a long, drawn out process that takes 21 days each time each time we resubmit. The bid will be open on May 4th and awarded on May 9th. There is a 75-day completion window operating 24/7. A proposed 3-sided noise and light wall will be used to protect the neighbors.

4. WWSD Subdivision/Development Status Update:

- a. **Cloverleaf:** Pre-construction meeting was held 2-3 weeks ago and retaining walls are in. Water and sewer components to be installed next month.
- b. **Monument Junction:** Already discussed by District Engineer Hacker.

5. Other Topics

- a. None

X. Special Reports & Subjects:

- a. **Engineer's Report-** None
- b. **Attorney's Report- Election Update:** There were four candidates for three open positions on the Board. Barrie Town withdrew his self-nomination. Jim Wyss offered his resignation and Barrie Town will be replacing him on May 9th. These new terms will be for three years to move from even to odd years. Oath of Office must be completed between May 4-9, 2022, by Directors Beley, Clewe and Roddam.
- c. **WIA Meeting Report-** The WIA Board formally accepted the agreement on the South Woodmoor Preserve and will be transferred upon approval of County File 3. This is approximately 64 acres of the last open space in Woodmoor.

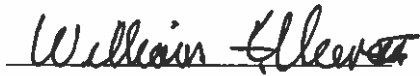
XI. Executive Session:

Executive Session pursuant to C.R.S. § 24-6-402(4): (1) Subsection (a) for discussions related to the purchase, acquisition, lease, transfer, or sale of any real, personal, or other 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 agreements with the Town of Monument, Donala Water and Sanitation District and Cherokee Metropolitan District related to the "Loop" project and Colorado Springs Utilities related to the North Monument Creek Interceptor project

XIII. 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 15:34.

Record of April 21, 2022, Board Meeting

Respectfully Submitted,



William Clewe, III, Secretary