

RECORD OF PROCEEDINGS

A meeting of the Woodmoor Water and Sanitation District No. 1 (WWSD) Board of Directors was held on October 14, 2024, at the Woodmoor Water and Sanitation District No. 1 office.

PRESENT: President Bush
Director Martinez
Director Beley
Director Roddam

Manager: Jessie J. Shaffer

Operations: Dan LaFontaine

Attorney: Erin Smith

Administrative Assistant: Lauren Bryant

District Engineer: Cydney Saelens

Visitors: James Howald - Our Community News
Jackie Burhans - Our Community News
Daniel Niemela – BBA Water, Inc.
Rachel Frei – BBA Water, Inc.
Andrew Rheem - Raftelis

I. Call to Order: President Bush called the meeting to order at 12:57.

Motion: President Bush entertained a motion to excuse Director Clewe from the meeting. Director Roddam moved, Director Martinez seconded, and the Board unanimously motioned to excuse Director Clewe from the meeting.

II. Reading of the Minutes: Copies of the September 16th, 2024, meeting minutes of the Woodmoor Water and Sanitation District were provided to each Director.

Motion: President Bush entertained a motion to accept the September 2024 meeting minutes. Director Roddam moved, Director Martinez seconded, and the Board unanimously approved the September 16th, 2024, minutes.

III. New Business:

- A. Delivery of 2025 Draft Budget – A first draft of the 2025 budget was given to all Board members.
- B. Schedule Budget Workshop - The budget workshop was scheduled for October 23, 2024, at 9am. Email reminders will be sent.
- C. Schedule Budget Hearing – The budget hearing was scheduled for Monday, November 11, 2024, at 1:00pm.

- D. Confirm Financial Modeling Objectives Concerning Woodmoor’s Participation in the Loop Project (Q & A w/Andrew Rheem, Raftelis) – Andrew Rheem presented options for the District to consider for financing its portion of the Loop. Among these options were using cash reserves, grant funding, individual financing and a hybrid of both. In addition, using a sinking fund was discussed, which would free up outstanding debt to save on interest to then put towards financing the Loop. General obligation bonds are also on the table.
- E. Consider Ratification of JUC Authorization for Tri-Lakes to Place an Order in 2024 for Assembly of Cabinet Addition to the Existing MCC with Delivery and Payment to be Made in Late 2025 – This item was move to number 7 in the Joint Use Committee Report.

IV. Old Business:

None

V. Financial Report:

The Board was presented with the financial statements for September 2024. Director Martinez stated that the new financial software is still getting fine-tuned regarding the formatting, but the numbers are correct.

Motion: President Bush entertained a motion to accept the September 2024 financial reports. Director Roddam moved, Director Martinez seconded and the Board unanimously voted to accept the September 2024 financial reports.

VI. Public Discussion:

- A. Unscheduled People – James Howald, Our Community News, stated that the public needs to know how much new developers are being charged in supplemental water fees and tap fees. This will assist in understanding when the funding of the Loop is presented to the community.

VII. Joint Use Committee Report:

At the JUC meeting, a proposal of a four day work week was adopted and the financial reports looked good. It was discussed that there would be a \$1,000,000 expenditure to turn on the blowers discussed at previous meetings.

President Bush asked all Board members if they agreed to Consider Ratification of JUC Authorization for Tri-Lakes to Place an Order in 2024 for Assembly of Cabinet Addition to the Existing MCC with Delivery and Payment to be Made in Late 2025. The Board unanimously voted to authorize a pre-year expenditure for the blower for MCC.

VIII. Chilcott Ditch / The Ranch Report:

The Ditch and Ranch are finishing up operations and maintenance. Overall, it was a successful year. The annual Ranch tour will be revisited and rescheduled in 2025 sometime in May.

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

1. Collaborative Organizations / Opportunities:

- a. PPRWA – Nothing to report
- b. Loop Water Authority – 2025 will be a busy and expensive year for the District. More to be discussed today in the executive session.

2. Operations Update

- a. Water Report: LaFontaine reported that a testing meter showed that SWTP was adding about 3.8% to the true reading and 650,000 gallons were taken off the negative.
- b. Sewer Report: All of the Districts lift stations have been cleaned and the accumulation of grease is down due to the use of enzymes.

3. Engineers Report

a. District Construction/Planning Projects:

- a. Well 22 Transmission Pipeline – Saelens reported that the first pressure test was completed and passed. The pipeline is nearly half completed and the next pressure will be completed once the pipeline crosses Old Antlers.
- b. Highway 105B – Project is moving forward, but issues are still with county easements.
- c. 0.65 MG Tank Addition at South Tank Site – Now advertising bids and a bid opening is scheduled for November 5, 2024. JVA will be at the November Board meeting to consider contract award.
- d. CWTP Dawson Well Equipment – Motor control parts are needed but backed up and waiting on Hydrowell.
- e. Main Lift Station Rehabilitation – In design with construction beginning in 2025.
- f. Zone 5 PRV's & Hwy 105A – Both projects are completed and retainage is pending.

4. WWSO Subdivision/Development Status Update

- a. Waterside – Plans are moving quickly with public water system and easements to the District.

5. Other Topics:

- a. None

X. Special Reports & Subjects

- A. Attorney's Report – None
- B. WIA Meeting Report – The prairie dogs have been exterminated.

Motion: At the time of 14:47, President Bush moved that the Board go into Executive Session. Director Roddam seconded and the Board unanimously voted to go into Executive Session.

XI. Executive Session pursuant to C.R.S. § 24-6-402(4): (1) Subsection (e) to determine positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators; and (2) Subsection (b) for a conference with legal counsel for the purpose of receiving legal advice on specific legal questions related to potential agreements with the Loop Water Authority and Classic Homes.

At the time of 16:28, the Board came out of Executive Session.

Adjournment: There being no other business before the Board, the meeting adjourned at 16:29.

Record of October 14, 2024, Board Meeting

Respectfully Submitted,



William Clewe III, Secretary