

DONALA WATER AND SANITATION DISTRICT
BOARD OF DIRECTORS
MEETING MINUTES
February 19, 2026

The Board of Directors of the Donala Water and Sanitation District met in regular session at the District's Holbein Water Treatment Facility, 15850 Holbein Drive, El Paso County, Colorado on February 19, 2026, at 1:30 P.M.

Director's Present: Wayne Vanderschuere
Bill George
Kevin Deardorff
Scott McCulloch
Kenneth Judd

Staff Present: Christina Hawker
Jarred Durham
Ronny Wright

Consultants' Present: Roger Sams (GMS)
Brett Gracely (Plummer)-Call In
Linda Glesne (CEGR)-Call In
Jonathan Paklaian (Arkansas River Watershed Collaborative)
Mike Rung (Arkansas River Watershed Collaborative)
John Judge (Plummer)

Guests: Jackie Burhans (OCN)
James Howald (OCN)

President Vanderschuere called the meeting to order at 1:30 P.M.

Approval of Agenda:

- No changes to the agenda.

Public Comment Non-Agenda Items:

- No public comments.

Review of Minutes:

- Minutes from January 15, 2026, Regular Board Meeting accepted.
 - George motioned to approve, Deardorff seconds, all aye.

Financial Reports:

- Hawker stated revenues are at 96%, remaining at the end of January, which is to be expected in our slow winter months. We'll see the main increase in water sales in the summer months, and

the anticipated Taps fees for the Urban Landing project are expected to come in mid-year as well.

- Hawker also said expenses are tracking well, with 95% of the annual budget still remaining.
- Hawker stated the waste plant financials are also on track, with 95% of both revenues and expenditures remaining for the year.
- Hawker said Donala's total expenses for January amounted to \$303,514.36. The only significant expense was the commercial insurance package, paid in full at the start of the year, while all other expenditures were routine. The Waste Plant's expenses totaled \$60,563.09, with no unusual spending for the month.
 - George motioned to approve, Judd seconds, all aye.

Discussion and Possible Approval of New Effluent Lease: Robison

- Hawker said she was approached with a request for a new effluent lease to augment or serve as a substitute supply to replace evaporative depletions in the Robison ponds.
- Hawker explained most of our effluent currently goes to AGRA for \$75 per AF. This agreement would lease up to 12 AF of effluent water at \$150 per AF through 2028. At that point, we would decide whether to extend the agreement.
- Hawker said the customer has also agreed to pay all legal and consulting fees incurred in drawing up this lease agreement and the effluent would be delivered "as-is" at the Upper Monument Creek Regional Wastewater Treatment Facility outfall. The Lessee would assume responsibility and all transit loss after delivery and Donala retains discretion over available effluent quantities, may lease to other parties, and will handle accounting and required reporting.
- Hawker is bringing this matter to the board for approval to proceed with the lease.
 - Vanderschuere asked how much of our return flows we have leased out currently.
 - Hawker stated she believes three-quarters are leased out currently, but she will have to double check for a more accurate number.
 - George motioned to approve, Judd seconds, all aye.

Discussion and Possible Approval of Memo Regarding Emergency Redrill of Well 7D

- Hawker stated over the past few months she has been in communication with the county regarding using our ARPA grant for radium reduction to determine whether our 7D redrill would qualify.
- Hawker gathered requested documentation, including the April 2023 meeting minutes, in which the board asked to add an emergency procedure for the general manager to follow if the situation arose. The request that was added to our procurement policy was that if a determination was made that the existence of such a condition creates an immediate and serious need for goods or services that could not be met using normal procurement methods in a timely manner, the General Manager may temporarily suspend the policy. The general manager must notify the Board of all emergency purchases made within seventy-two (72) hours. The general manager did notify the Board at our December 2024 meeting before proceeding with the emergency purchase.
- Hawker stated the last piece of documentation she needs to submit is a board memo acknowledging that this was an emergency situation and that our procurement policy was followed.

- Hawker requested approval of the memo to El Paso County regarding the emergency purchase for the Well 7D Redrill.
 - Judd motioned to approve, George seconds, all aye.

Healthy Watersheds, Resilient Futures – Fire Mitigation at Willow Creek Ranch Presentation by Michael Rung and Jonathan Paklaian

- Vanderschuere states that the Donala Board’s goal is to maintain our Ranch and keep it in a pristine and safe condition and reduce fire risk. He said it is a very important water source for us, and we have a lot of equipment there as well. Donala also wants to be a good neighbor to surrounding properties.
- Paklaian states that they are non-profit and have access to a lot of funding to help with fire mitigation. After funding, the goal would be 50% of our project would be paid for. They work to help maintain water resources in communities.
- Rung discussed Mountain Pine Beetle infestation becoming more prevalent. It will need to be maintained at our Ranch to prevent infestation.
- Rung also stated Dwarf Mistletoe has been infecting Ponderosa pines trees, like those on the Ranch, and needs treated.
- Rung said the goal of the project would be to reduce mistletoe and beetles, as well as catastrophic fire risk.
- Rung stated the treatment for this would be removal of all trees in 1–5-acre swaths to break the continuity of the stand so that beetles have to fly farther to infest new trees and mistletoe can’t spread. Also, thinning out the between 20-40% of trees in between patch cuts.
- Rung presented some of the cultural resources on our Ranch and said they would not touch any of those during the project. However, there is an old barbed-wire fence that he asked if we still wanted to remain on the property or not.
 - Judd said he doesn’t see a reason why we would want to preserve it and Vanderschuere agreed.
- Rung also addressed the issue of the heavy machinery needed for this project and the force it will put on some of the older culverts on the Ranch. It will probably up the cost per acre to get the culverts reinforced. He asked the board if that is an additional cost we would be willing to incur.
 - Vanderschuere said we need to make it happen to get the logs out.
- Paklaian said if we put out the culvert reinforcement to bid, the contractor could help with figuring out how to design and implement the culvert reinforcement.
- Vanderschuere asked what the next steps would be if we wanted to proceed with this project.
 - Paklaian said to move forward they would need to have an agreement in place.
- Hawker wanted to know when they think the project would be completed.
 - Paklaian said it’s possible some of the costs could go into next year, however depending on when they get started it could be finished by the end of the year since the project should only take a couple of months to complete.
- Vanderschuere asked Hawker to run the numbers for this project and bring it to the next board meeting. If everyone agrees, we will write up a letter of intent to sign at the next board meeting in March.

Update from Hiring Committee: General Manager Position

- Deardorff stated that so far, they have 8 resumes with a month left before interviews. He said the goal is to present 4 or 5 at the most to the board for consideration and review. March 14th is the closing date for the job posting.

- Deardorff said the applicants for review will be presented at the March board meeting because the timing is right after the posting closes and they will have all applications at that point.

General Manager Report by Christina Hawker:

- Hawker discussed an update on getting the Holbein building back in ADA compliance. There are two options Donala can consider. We can look at putting in a vertical platform lift or a new stairlift. The price gap between the two isn't huge at this time; however, we were told we need to hire an engineering firm to build the elevator shaft. Hawker is waiting on those costs to determine which route we will take. The stairlift is the cheaper option up front, but I worry, based on our past experiences, that it will require a lot of maintenance and repairs to keep it operating correctly, and that the time to get the chair in is about 7 weeks. We will get going with one of the options by the end of this month.
- Hawker gave some updates on budgeted projects for 2026.
 - She approved and authorized the two firms selected to complete our security upgrades, with work beginning in the near future.
 - Additionally, Plummer has collaborated with staff and Hawker to initiate updates to the Emergency Response Plan and to begin the R. Hull condition assessment.
 - Hawker also stated that Troy Vialpando will be scheduling the camera inspection of the sewer lines so we can move that project forward as well; we plan to inspect one-third of the system this year.
- Hawker provided a quick update on the recent trespassing incident at Willow Creek Ranch. Colorado Parks and Wildlife has issued citations to both parties involved, and the associated fines have been paid. Going forward, neither party will be granted permission to access the property.

Water Report by Ronny Wright:

- Staff are continuing to do repair work in PRV vaults. Repair work on the Rangely vault is complete and staff are now working on the Wuthering Heights vault.
- Wright states mid-March he hopes the Latrobe tank will be all set to take down.
- A leak presented on Gleneagle, a fiber crew hit a line, and we had to call in Lando to dig up the leak and repair it.
- Tear down and cleaning of Holbein plant has been completed and is fully back in service.
- Wright stated the cleaning and inspection of the R. Hull plant will be the next plant to service.
- Wright mentioned VFD 12A is now complete.

Wastewater Report by Jarred Durham:

- BOD removal was 98.9% and TSS was 99.4%, which is well above the required minimum of 85%.
- E-Coli was 7.4 MPN with a maximum of 82.
- TIN was 9.12mg/L and 11.08 mg/L. Both are within limits.
- Organic loading was at 60.7%.
- Total influent/effluent total flow was 24.592/32.228 million gallons.
- Durham stated a new non-potable 12" valve was installed.
- Staff repaired a non-potable line that ruptured in the SBR pump gallery.
- Durham also mentioned, staff found and repaired a leaking saddle and replaced it. There are also ongoing PTB repairs to hotwash spray.

- Durham stated he is awaiting numerous quotes:
 - SBR PD Blower replacement
 - Digester PLC and control cabinet replacement
 - Digester rehabilitation evaluation
 - Reuse/I.L.S. backup generator
 - Control equipment upgrade for PTB MAU (Make-up Air Unit)
- Industrial Service Solutions were on-site for blower alignment and check valve replacement on SBR #3. Staff removed and installed the old/new blower.
- Durham said the PTB Rotary Screen #1 had a failed gear drive that staff removed. More were ordered so staff can replace upon arrival.
- Holbrook Service replaced a leaking propane line going to the office.
- Vanderschuere asked if the manganese issue has been resolved. Durham said that the issue has been resolved.

Consultants' Comments:

- Judge stated that he continues to support Hawker with The Loop Water Authority.
- Judge also mentioned that Plummer continues to support Donala with matters related to Spheros (formerly LRE). This includes water rights cases and legal consultation, including matters relating to today's executive session.
- Judge also stated they have worked on the condition assessment and rehab of the R. Hull plant as well as the Emergency Response Plan.
- Judge said Plummer has also collaborated with GMS and Spheros on matters relating to the UMCRWTF portion of today's executive session.
- Sams stated that Classic Homes is getting closer to breaking ground.
- Sams said he has been communicating with Subaru regarding their service line.
- Sams has been working with El Paso County to try and get final plans in place for the water main line relocation at Stuthers and North Gate. He wants to get it resolved within the next 5-10 days.
- Sams said that we will be notifying the State of the unusual flows by Triview. However, because Triview agrees that the discrepancy will go away in about 2.5 years, we do not want to spend thousands of dollars when it will go away naturally. Sams will get this drafted for review and sent to Hawker.

Directors Comments:

- Vanderschuere asked if anyone was aware of American Steel Water Pipe manufacturers not manufacturing steel pipe under 30 inches?
 - No one had heard of this, Vanderschuere said that he recently heard there were Korean manufacturers that have 30-inch pipe however tariffs are making it very unaffordable right now.
 - Sams stated he hadn't heard of this and so far, has not run into a problem. However, projects currently could be using existing stock.
- Vanderschuere said he met with Brian, President at Woodmoor, one on one and discussed where everyone stood on our participation with the Loop project. He said there were some inconsistencies.
- Vanderschuere included some economic data from the annual UCCS report meeting on January 9th.
 - He stated that the economy is very robust, but not growing as much as it was.

Public Comment:

- Howald stated that at their last board meeting, Woodmoor Water and Sanitation reported subcontractors for the fiber projects are hooking up to their fire hydrants without proper approval and stealing water. They have asked the community to keep a look out.
 - Vanderschuere said this is pirating water and they should not be doing this.
- Burhans asked if we have reports of this pirating happening in our District.
 - Hawker stated that it does happen sometimes and we have reports we can try to look at to monitor water loss.
- Howald also asked after last board meeting's executive session, if any action has been taken on hiring an Executive Director for the Loop.
 - Vanderschuere said they did not take action and are still working on it.

- At 3:00 pm, President Vanderschuere calls to move into executive session after a brief 10-minute break.
 - George motioned to move into executive session, Deardorff seconds, all aye.
- Board moves into the executive session at 3:10 pm to discuss matters Pursuant to 24-6-402(4)(e), C.R.S. Regarding the District's pending long-term contract with Colorado Springs Utilities, and to determine positions relative to matters that may be subject to negotiations and developing a strategy.
 - Executive Session ended at 3:23 pm with no actions taken.

- Board moves into executive session at 3:29 pm to discuss matters Pursuant to §24-6-402(4)(b), and §24-6-402(4)(e), C.R.S. Conference with general counsel for the District for the purpose of receiving legal advice on the Intergovernmental Agreement for the Upper Monument Creek Regional Wastewater Treatment Facility and to determine positions relative to matters that may be subject to negotiations and developing strategy for negotiations related to the same and other pending regional agreements, with legal counsel present.
 - George motioned to move into executive session, Judd seconds, all aye.
 - Executive session ended at 5:39 pm with no action taken.

- Board moves into final executive session at 5:39 pm to discuss matters Pursuant to 24-6-402(4)(f), C.R.S., personnel issues regarding positions necessitating an A operator.
 - George motioned to move into executive session, Deardorff seconds, all aye.
 - Executive session ended at 5:45 pm with no action taken.

President Vanderschuere adjourned the meeting at 5:45 pm.

These minutes are respectfully submitted for record by Carla Edwards on March 11, 2026.