

been stolen. He upgraded the locks to a more tamper-resistant design.

Executive session held

The meeting ended with an executive session to discuss one of the district's outstanding Requests for Proposal (RFP). Following the executive session, the board voted

to request clarification from one of the RFP's respondents.

Monument Sanitation District meetings are normally held at 9 a.m. on the third Wednesday of the month in the district conference room at 130 Second St., Monument. The next regular meeting is scheduled for Feb. 16

at 9 a.m. See <https://colorado.gov/msd>. For a district service map, see <https://colorado.gov/pacific/msd/district-map-0>. Information: 719-481-4886.

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Donala Water and Sanitation District, Jan. 20

Board celebrates staff, hears updates on infrastructure

By James Howald and Jackie Burhans

At its January meeting, the Donala Water and Sanitation District (DWSD) board approved a resolution expressing appreciation for the district's staff in 2021. The board heard updates on the district's Holbein water treatment plant (HWTP), wells, radium reduction efforts, water re-use projects, and finances. A schedule of board meetings for 2022 was approved, and the meeting ended with an executive session concerning real property negotiations.

Staff meets challenges of extraordinary year

General Manager Jeff Hodge presented Resolution 22-01 to the board, acknowledging the exceptional performance of the DWSD staff during a challenging year. The resolution mentions each member of the DWSD staff by name. Hodge said the entire DWSD staff went "above and beyond without even being asked." Every board member signed the resolution and President Edward Houle asked that every staff member get a copy of the resolution.

The board voted unanimously to approve the resolution.

Holbein treatment plant upgraded

Hodge told the board that when the upgrades underway are completed, the HWTP would be "totally rebuilt," and would provide the district another 20 to 25 years of service.

The filter media, clarifier glass beads, and internal piping were being replaced and final bids were being sought to sand blast and repaint the tanks, Hodge said. The plant's electrical service and its Supervisory Control and Data Acquisition software are also being upgraded.

Status of wells reviewed

Hodge gave the board an overview of the district's wells. Five wells are being rehabilitated. When work on those five is complete, they are expected to produce almost 1.6 million gallons per day, bringing the district's total daily production to 3.5 million gallons per day. Hodge added the water court filing for a new well was done on Dec. 1, 2021, causing a month's delay in drilling the well.

Well 2A has been cleaned and inspected using video to ensure the cleaning did not damage the well. A new pump, motor and epoxy-coated column pipe will be installed. Hodge said he expected the work to be done by the beginning of February.

Well 2D, which has been out of production for two

years, has been cleaned and inspected. The bottom 5 to 20 feet will be capped with cement to stabilize material that has fallen to the bottom of the well. A new pump, motor, and piping will be installed in February. If the maintenance restores the well to its previous production of 125 gallons per minute (GPM), the well would provide the district with 180,000 gallons of water daily.

Well 3D will be cleaned with additional steps taken to remove scaling along the casing walls, and a new pump and motor will be installed. The work should be complete by March. This well was producing 201,600 gallons per day before becoming plugged.

Well 8A, which produces 648,000 gallons per day, will be cleaned and returned to service by May.

Well 12A will be cleaned and have a new pump and motor installed by May. It is expected to supply 532,800 gallons per day.

Houle commented that the district was making up for a few years when other issues took precedence over well maintenance.

Radium removal efforts proceed

Hodge said that radium levels at the HWTP could not be measured while the plant was being upgraded, but he expected testing to proceed in May when the plant returns to production.

Houle asked Accounts Payable staff member Christina Hawker what kind of feedback she was getting from customers based on the latest newsletter update on radium. Hawker said most calls were seeking clarification, often concerning the recommendation in the district's letter to customers to purchase bottled water. Houle said the recommendation was required by the Environmental Protection Agency in all situations where radium levels were exceeded. Hodge pointed out bottled water is a food product and was regulated to a much lower standard than tap water.

Water re-use projects advance

Hodge provided updates on two water re-use projects in which DWSD is considering participation. Both projects would divert water from Fountain Creek at the southern end of El Paso County and convey it to consumers to the north. The first, led by Colorado Springs Utilities and known as the "CSU Loop," is studying how to route pipelines and whether to store water in the Big Johnson Reservoir or in the Calhan Reservoir. This project plans

to use the Southern Delivery System to convey water to the north.

The second, which is led by a group of water districts mostly in the northern half of El Paso County and is known as the "County Loop," is working on a Memorandum of Understanding between participating water districts and on attaining funding.

Financial reports show no concerns

Hodge said water sales for 2021 were very close to the anticipated amount, just 5.6% under budget. Expenditures for engineering services were high, he said, but some of those costs would be capitalized. For the moment, finances were "pretty stable," he said.

Hodge pointed out that electricity costs were rising. The electric bill for testing Well 14A was about \$4,000. Director Wayne Vanderschuere said he believed inflation will substantially increase the district's energy bills going forward.

The board voted unanimously to approve the financial report as presented.

Schedule for board meetings finalized

The DWSD board will continue to meet at 1:30 p.m. on the third Thursday of each month at the district office at 15850 Holbein Drive. The meetings scheduled for Sept. 22, Oct. 13, and Dec. 8 are exceptions to the usual schedule. A workshop meeting is scheduled for 9 a.m. on April 21. Board meetings can be confirmed on the district's web page at <https://www.donalawater.org/>.

Meeting ends with executive session

The board meeting concluded with an executive session to hear legal advice about real property negotiations and about Cases 2021CW3044 and 2021CW3058. No votes were taken after the executive session.

The next meeting is scheduled for Feb. 17 at 1:30 p.m. Generally, board meetings are held the third Thursday of the month and include online access; call (719) 488-3603 or access www.donalawater.org to receive up-to-date meeting information. The district office is located at 15850 Holbein Drive, Colorado Springs.

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El Paso Board of County Commissioners, Jan. 4, 11 and Feb. 1

Cloverleaf development moves forward

By Helen Walklett

At its Feb. 1 land use meeting, the El Paso Board of County Commissioners (BOCC) approved a replat request for the Cloverleaf development to allow for the creation of 131 single-family lots. During January, the BOCC voted to approve a minor subdivision request which will see a Black Forest property split into three lots. The commissioners also voted to re-elect their incumbent chair and vice chair.

Cloverleaf development advances

The Cloverleaf development north of Higby Road and east of Jackson Creek Parkway moved forward at the beginning of February when the commissioners approved a replat of the 37.28-acre property into 131 single-family residential homes. This represents a reduction of 10 lots from the 141 sanctioned in the main part of the development with the June 2021 BOCC approval of the preliminary plan.

This is the second filing for the development. The BOCC approved a final plat for Cloverleaf Filing No. 1 in July 2021 to create three single-family lots on two parcels of land separate from the main development.

The application was heard by the El Paso County Planning Commission as a consent item at its Jan. 20 meeting where the commissioners voted unanimously to recommend it for approval.

Note: This development is adjacent to nearly 100 acres of space now called South Woodmoor Preserve that will remain open in perpetuity with developer ProTerra's support. In turn, the Walters Open Space Committee agreed to support the Monument land development company's plan to build single-family homes in its Cloverleaf development. See www.ocn.me/v21n5.htm#epbocc.

Black Forest minor subdivision

At the Jan. 4 BOCC land use meeting, the commission-

ers voted unanimously to approve a request by Ramses II Properties LLC for approval of a minor subdivision application to create three single-family residential lots on a 19.5-acre property in Black Forest. The property is on the south side of Burgess Road, about three-quarters of a mile west of Vollmer Road. The subdivision will be known as Skyfall.

Two of the lots will have direct access onto Burgess Road; the third lot will have access to Burgess via an access easement. This required the commissioners to approve a waiver to allow for a lot to be created without having access and 30 feet of frontage along a public road. An existing dwelling will remain on what will become Lot 1.

The application was considered as a consent item, meaning there was no discussion. It was heard at the Planning Commission meeting on Dec. 16 where the commissioners voted unanimously to recommend it for approval.

Chair and vice chair reappointed

At the Jan. 11 BOCC meeting, the commissioners voted 4-0 to reappoint Commissioner Stan VanderWerf as chair and Commissioner Cami Bremer as vice chair. Commissioner Carrie Geitner abstained.

Ahead of the vote, Geitner said, "Over the last year, I too have spent a considerable amount of time considering the implications of the leadership of this board, and there are several things I have concerns about. I do think what is important is that most members of this board do serve with the same purposes in mind and I do think that is important and so, in the spirit of that, of course I believe that we will continue to cooperate as long as we are able to keep those things in mind. But I do think that I have some concerns and I hope that the outcome of this vote and the future leadership will take those things into

concern and truly take a look at the practices over the last year and the things that can be improved."

Responding, VanderWerf said, "Commissioner Geitner, to your comments, going forward as the chair for this coming year in 2022 and also for Commissioner Bremer as our vice chair, we really look forward to talking with you about those challenges and concerns, listening to them carefully, and seeing if we can make any changes, and we have had some of those conversations previously and I appreciate those comments but I want it to be stated on the record and publicly that it is our intention to continue to work with every member of this board to make sure that we continue to go forward in the manner in which we see appropriate and I look forward to some specific meetings with you, commissioner, regarding those points."

Fox Run Regional Park play area improvements project

At their regular meeting on Jan. 4, the commissioners approved the award of a contract to Ridgeline Construction Inc., dba Performance Recreation, for playground and accessibility improvements at Fox Run Regional Park's Pine Meadows playground for a total cost not-to-exceed \$326,359.

New crossing for the New Santa Fe Trail

At their Jan. 11 meeting, the commissioners voted to approve a license agreement with Triview Metropolitan District for the installation of a crossing of the New Santa Fe Regional Trail to provide access to the Connexus Development from Old Denver Road. The county operates and maintains the trail within county property between Baptist Road and the Town of Monument. The metropolitan district will be responsible for the ongoing maintenance of the new crossing.