

MINUTES
ACADEMY WATER AND SANITATION DISTRICT
October 15, 2025

All participation in this public meeting, including public participation, is in conformance with state orders. This meeting is being held via Microsoft Teams. For sign on please go to AWSD website.

ATTENDEES VIA SKYPE:

(X) Steve Callicott President
(X) Linnea Knoerzer Vice President
(X) Brian Houghtaling Treasurer
(X) Loring Wirbel Secretary
(X) Ronald Curry Director/Webmaster
(X) Shawn Dorry Operations Manager

CALL TO ORDER: 6:00 p.m.

MINUTES: Ron has looked at them and seen no problems, moves for approval, Linnea seconds.
Approved **UNANIMOUSLY**

REPORTS:

SECRETARY:

TREASURER: Brian submitted potential new budget for 2026, and a list of capital improvement priorities. For the normal report, on track for revenue forecasts. Expenses now forecast to be under forecast, and capital improvement will be significantly over. We will have to revise or amend budget in November meeting – the 2025 projected numbers, with slight change, will be 2025 actual.

BANK ACCOUNTS:

	<u>August 2025</u>		<u>September 2025</u>
Checking: US Bank	\$ 4,813.23	\$	1,777.37
Colotrust: Water	\$ 399,001.06	\$	400,420.18
Colotrust: Wastewater	\$ 519,097.92	\$	520,944.19

OPERATIONS AND MANAGEMENT:

9/17: Shawn fueled up truck for meter readings next Tuesday. Steve asked Shawn to find the Martin Marietta foreman and ask about fixing a recessed water valve cover at Tari Ln/Tari Dr. intersection from when Tari Ln was paved recently. Shawn spoke with Thomas & Garret of MM and they agreed to bring that valve up to grade while they are out here completing Tari Dr. repaving. Shawn also followed up with the foreman on why they are requesting we purchase 25x sloped manhole risers. The flat manhole risers that had been purchased months ago is what the project manager originally told Ron that we would need to bring all Tari Dr. manholes to grade after repaving. Shawn called Steve to come be part of the conversation and they convinced us that although the sloped risers are an additional cost it is worth it in order for the manholes to be brought flush to grade and avoid future problems with water pooling, water infiltration, air in the collection system, and most importantly a lip which snow plows can

hit causing expensive damage to the manholes. Steve gave Shawn the go ahead to obtain quotes and purchase them. They will be stacked upon the existing manhole risers that were already purchased, anything leftover can be stored in the Academy supply shed for use on future paving projects in the District.

9/18: Ron informed that Dan Brewster, handyman, finished painting at the plant and was told to bring Ron the final bill. Shawn moved the paint cans he used back inside the plant. Shawn obtained 2 quotes for the Sloped manhole risers that Martin Marietta is requesting from Ferguson Waterworks and WinnWater, they came back at \$1000.00 and \$1360 respectively. Steve gave the go ahead to order them (from Ferguson).

9/19: Shawn completed 2 locates. Picked up 25x sloped manhole risers from Ferguson Waterworks supply yard in south Colorado Springs, they are going to bill us and the total cost is \$1000.00. Dropped off a check payment from "Lempe" to Hoover & Assoc. On the drive back from the Ferguson Waterworks supply yard the chevy truck started flashing a low tire pressure warning and "SERV TPM" warning; assuming I had possibly picked up a nail at the supply yard I drove straight to a Discount Tire. Discount Tire checked all the tire pressures and they were fine so it is likely just a broken TPM Sensor. According to Discount Tire they will randomly stop working after appx. 6 years. I asked Steve if I should replace them and he gave me the go ahead to do so, I will get this done next time I bring the truck in for maintenance (oil change). When I was completing the locate re-markings for the 1755 SV Dr. road regrading I noticed sewage coming out of the overflow pipe into the lined pond, this was around 2:30pm. I immediately checked the SCADA and it showed a high level alarm in the Lift Station wet well at 7.3 feet depth. I informed Ron/Steve/Semocor. Semocor sent out operator Mark to investigate. By the time he arrived the lift station had started to pump down the wet well and there was no evidence that anything malfunctioned, he also checked the water treatment plant HMI display and it showed that the water filters had not backwashed in hours. The conclusion he came to is that somewhere in our collection system is being inundated with a very high volume of flow all at once and overwhelming the Lift Station pumps. One possibility is that it is the Donala liftstation overflow that is connected to Academy's collection system. Ron also spoke with Mark and suggested we use the map DRC provided of Academy's sewer system and we could monitor flows with portable loggers at different branches of the system to try and determine the source of the issue (when it happens again), there are 4 main "branches" of the collection system that could be monitored. Shawn has some questions about a missing branch on the DRC map and some other ideas he can share with Steve/Ron/Semocor/the Board at a later time. (Failing check valve on force main, malfunctioning "float" or level sensor on lift station pumps?)

9/20: Ron informed me that Canyon Dirt works confirmed that they will be re-grading the 1755 SV Road treatment plant dirt access road this upcoming Wed. the 24th. I told him if Martin Marietta has not yet picked up the risers stored in the treatment plant lot that we may move them to his house so they are accessible for use when needed next week.

9/22: Martin Marrietta Foreman (Garret) contacted Shawn to inform him they are going to start getting the risers for the Tari Dr. paving project. They also requested one 34 inch wide 3" high riser for a unique manhole. Shawn called around looking if this part was in stock but the soonest it would be obtained (without overnighting) would be in 3-4 days. Shawn received a call from a customer upset about a "billing issue", she didn't give any additional detail on that initial call but was referred to Ginger @ Hoover & Assoc. Turn out that after she spoke with Ginger she was victim of a scam from a fake email bill demanding payment for a water bill in the amount of \$700. Steve immediately responded by posting a message on the website warning AWSD customers about this possible scam. Steve was also going to post on the neighborhood Facebook page. Shawn is going to recommend a possible insert when the next cycle of bills is mailed out to also warn customers. Shawn received a call from Scott Doherty at 15085 Raton Rd requesting a voluntary water shutoff for that afternoon. His water shutoff

inside his house was leaking and was scheduled to be repaired by a plumber that afternoon. Shawn contacted Semocor and they were able to send an operator on short notice to complete the water shut off/turn on. Meter reading was rescheduled to this Friday (26th) by the request of Sue due to inclement weather forecasted for all day Tuesday, Shawn will be meeting the meter readers at 9am on Friday morning at Rons house since the truck was moved there due to water plant access road regrading.

9/23: Shawn completed 2 locates. Shawn called MM foreman to get an update on where they were at in paving Tari Dr. Thomas (MM) told Shawn that they were probably done using the risers we had purchased. He also informed that they are going to be paving Spring Valley Drive soon and may end up using some of the leftover manhole/valve risers for that paving project. Talking with Steve the plan is to wait until that paving project is complete and see how many risers are leftover, if it is an excessive amount more than we would want to store in the supply shed Shawn will look into returning them for a refund. Shawn also emailed Steve Barrett with HRS water consultants to inquire about some anomalous State Transit Loss Effluent number on September 19th which coincides with the day the lift station was inundated with flow.

9/24: Ron sent out a reminder text msg that we should confirm all of the District's manholes/water valves on Tari Dr. were not paved over after the county/MM is done with paving. Shawn will complete this task sometime next week. Steve informed that Canyon Dirt Works is mostly done with the covering up of the culvert along the access road of treatment plant, tomorrow 80 tons of road base will be delivered and the grading should be done by mid afternoon.

9/25: Ron informed that Canyon Dirt Works completed the work of re-grading the access road to water treatment plant. The pickup truck will again be stored at the plant after meter reading is completed tomorrow, Shawn will shuttle the truck back.

9/26: Shawn met meter readers on-site at Rons house at 9 am to set them up for the monthly reading. Shaun(GMS), Barnard, and Semocor (Mark) were on site this morning at the treatment plant to complete the final task associated with the filter rehab project which was replacing the 2 leaking spools on the first filter unit. The filter rehab project is now complete (see email from Shaun Knapp GMS) and both filters will be run in tandem going forward during normal operations. Shawn completed a locate request in which Steve assisted, it is for 1745 Stella Dr and the curb stop is actually located in the adjacent lot of 960 SV Dr along Spring Valley Drive, Shawn will add this to Rons google sheet of water valve locations and also return next week to mark it with a stake since it is in overgrown brush and almost impossible to find otherwise.

9/27: Shawn finished processing the September meter reading data. Ron brought up 960 Tari Dr. and 1170 Becky Dr which both had Neptune meter replacements but were missed being updated in the system and will have to be billed based on past average months usage.

9/29: Steve meeting Connexion this morning for fiber installation at treatment plant. Shawn contacting Martin Marietta with concerns from a customer about a "ditch" where their driveway and the new pavement on Tari Dr. meet, Shawn will inquire if additional shoulder work will be done and the timeline of that work. While Steve was on-site at treatment plant with Connexion he noticed sewage overflowing into the lined pond at the lift station. Shawn/Ron logged into SCADA and the wet well was at 7.3 feet and pumps were one pumping it down. Shawn commented that this is very similar to what happened at the lift station when he was on site Friday 9/19. Customer at 1250 Becky Drive (Laura Rice) contacted Ginger (Hoover) about a postcard she received regarding a "free water quality test". It was determined that this is just a marketing ploy to sell homeowners in-home water treatment systems (RO systems, carbon filters, ion exchange etc). Ron emailed customer back informing her that this is not State/Federally mandated water quality testing but she is free to pursue on her own accord. Ron/Steve got a certified letter from Donala that Shawn had signed for to receive a few days ago which informed of a rate increase.

9/30: Steve informed that Connexion is scheduled to be back on site for internet install at the treatment plant on October 7th @ 8am, he will meet them on-site. Shawn completed a locate request, moved the un-used water valve risers and motor oil that was sitting outside into the storage shed for safer keeping. Shawn went back to 960 SV Drive and marked the "hidden" curb stop that services adjacent lot, 1745 Stella Dr, by driving a stake near it and painting it blue.

10/1: Shawn following up with Martin Marietta about the paving of Tari Dr, crews will be back later next week to complete the shouldering of the road. The foreman also stated that AWSD owes them some risers which they ended up using from their own stock. Shawn will make sure they get what they need. Shawn also confirmed that number of manholes and water valves, per the count it does not appear that any were paved over so that was a success. Shawn swapped out padlocks at the Booster station, deep well cage, Donala cage, storage shed so that all padlocks are now on one uniform key, made sure that Semocor had the new key. Shawn found a few other old padlocks and is looking into if we should also replace those with the new keyed padlock.

10/2: Shawn called 1330 Stella Dr about a possible ongoing leak they have had for the last 2 months. The owners of 1330 stated they had an RO water filter system installed on their home about 2 months ago and that my be the cause and they would look into it.

10/4: Shawn completing daily SCADA metrics around 8 am and noticed lift station wet well was high again (over 7.6 feet). Notified Semocor/Ron/Steve.

10/6: Shawn researching issue of why the lift station is periodically getting surge flows, why the lift station is overflowing into the lined pond. Shawn can go over these findings and possible solutions at the Board meeting on the 15th, if time allows.

10/7: Connexion met Steve on-site and completed fiber install at water plant, Booster station, and lift station. Shawn following up on the Neptune meter that was broken and sent in for a warranty replacement; confirmed with supplier that the meter was just shipped out and is being sent to Hoover & Associates, Shawn will pick up from Hoover next time he is down there to drop off a customer payment check. Ron sent a video clip of a small constant leak at the Water Treatment plant to Will (Semocor); Will stated that they will repair it soon.

10/8: Completed 2 locates.

10/9: Shawn in contact with Baxter plumbing trying to schedule a day for the plumber, Brian, to come on site and upgrade more Badger meters. I am having some trouble getting Baxter to respond but will be patient and persistent.

10/11: Shawn was unavailable this weekend, Ron is covering daily metrics and any other issues that may arise. (none did)

10/13: Completed locate request. Apex Waste is changing their routes, confirmed that 1755 SV Dr is still on a Monday pickup and moved trash out for pickup.

10/14: Scheduled monthly meter reading for 10/21. Schedule oil change for AWSD truck for this Thursday at Christian Brothers. The truck is not due for an oil change by mileage but it has been over a year and the truck maintenance manual states the oil change should be changed at least once a year. Also, the truck currently has 97K miles on the odometer, at 100K a lot of major maintenance is due including transmission fluid/filter, engine cooling system service, spark plugs. I imagine this maintenance will occur sometime late next year, or in 2027 depending on mileage accrued. Steve received another call from 1250 Tari Dr about debris still being left by the paving crews, Shawn and Steve will check it out this Thursday when Shawn is on-site again.

Shawn pointed to continuing lift-station surge problems. Surge of sewage comes in about once a week, overwhelming the lift station, and occasionally going into pond. Sometimes, but not always, we get high-level alarm. Only one set of pumps ever run, which is not enough to handle surge. The second train of pumps are supposed to come on. Will Parker came to similar conclusion two years ago, but GMS said

“You can only run one train of pumps, and that’s it.” If board desires, Shawn can contact GMS and find out if this is issue. Steve said that Semocor has run both trains, but has not seen much improvement. A related aspect is why the lift station is NOT operating as designed. Shawn talked with two operators, who are convinced it is coming from Donala, where a certain amount of wastewater is entering AWSD before it is re-pumped back to Donala. We could look at portable logging flow-meters. Behind Steve’s house is where Donala overflow is, and we could monitor this using the flow-meter. Will Parker also told Shawn that it will be very important in the long term to know how much Donala is sending in to AWSD system.

Ron applauded Shawn’s work, as he and Steve have tried to figure out why lift station surge is causing pond overflow. Loring proposes going to GMS near-term to ask these questions, and to plan in 2026 budget for flow-meter acquisition. Steve asked about permanence of the ring, whether it is needs to be re-attached or replaced. Shawn suggests leaving monitor in one place and swap out batteries. Brian asked if flow-meter is needed before 2026, Steve said the sooner the better because negotiations are coming up in 2026 and the data should be there. Brian said if the budget amendment for next month includes \$8,000, it could be done, and it would be beneficial. Ron said he did not remember having the overflow problems before filters were rehabbed. Will went to water treatment plant while a surge was going on, and did not see any change in filters. Ron said we may be able to rent out flow-meter to other districts. Steve said he can purchase without a motion. Ron said Shawn can go ahead and contact GMS. Ron suggests Shawn talk with DRC, the company that cleans our sewer lines. Steve said 2/3 of district is gravity feed to lift station, 1/3 of district direct to Donala.

OLD BUSINESS:

- GIS Mapping Status – No progress
- Fiber Optics Installation, Ethernet Updates – Fiber optics has been installed, first bill received, 200+Mbps rates at all sites, Steve must go in to plant to reconfigure (static IP addresses for all ports), then we can disconnect DSL. DSL right now is \$350/mo for 7 Mbps. Steve said we may be able to drop cell phone backup, which is ~\$155/mo. Also will hold off on TosiBox.
- Filter Rehab Status – Completed, payments to Barnard and USC have been made. Item can be closed.
- Rules and Regs Amendments – Ron said the issue weighing heavily is ADUs. Do we have to report to Donala the additional dwelling. What are we truly sized to accommodate in this neighborhood, and can we limit ADUs? I would suggest total shutdown of ADUs in neighborhood. Brian said OCN carried an article on Monument discussion of ADUs. He said a neighbor has converted a house to two apartments without going through Regional Building hearings.
- Booster Station Pumps Update – Will was supposed to have contractor come out – no confirmation yet. Pumps changed position two days ago (now on Pump 1).
- Donala Flow Meter Update – No update.

NEW BUSINESS:

- Disclosure of Board Member Conflict of Interest - None
- ADUs – should they be restricted? Discuss next month
- Rates Open Meeting for Nov. 19, 2025 – Notice for Meeting Published Oct. 13, 2025 (Gazette)

Ron shares Brian's proposed budget and 2026 capital improvement priorities. Brian said he will make sure there is enough contingency fund to meet any additional 2025 amended funds. The main thing is that the budget includes a 4 % increase in water and sanitation fees, but no increase in water rates. We would bring in \$884,500 in 2026. Ron suggested we may consider a 5% water and sanitation raise. Brian said that in Expenses, Donala said in OCN that the price of electricity and other utilities will raise by several percent in 2H25, so Brian made an increase of 10 percent. New quote from Hoover that billing/accounting will go up 4%, auditing also goes up. Brian suggests that in New Business next month, we consider an abbreviated audit. Brian outlined the unrestricted reserve in red, because his research indicated that a prudent reserve for a small district like ours would include having an operating reserve of six months' operating expenses. It also said an emergency reserve for natural disasters etc. should be \$50,000. We are spending approximately \$105,000 more in capital improvement budget than Brian feels comfortable. He suggested making quarterly prioritizations.

- Data Miners and Open Meeting Rules – Anticipated Costs – Ron said that 25 cents a page can be charged for printed use, but attorney suggested we take our time responding since we have no online rates. Steve has heard of legislation that will try to stop this.
- Scammers, and Responses to Customers -
- Completion of paving, continuing issues – Everything on Tari Drive is completed, but some sealant is piled up on 1250 Tari Drive, Shawn will collect it. Sloped risers were totally used, flat risers, they never came to get ours, they took it out of our stock.
- PV Estates Service Club sending out newsletter early in 2026 – Steve generated address list without names, asked if we could put blurb in. Steve will initiate. Ron said that the web site allows customers to send emails – it has been busy! Maybe Shawn can answer some inquiries.

ADJOURNMENT: 7:35 p.m.