

**DOUGLAS COUNTY SEWER DISTRICT NO. 1**

**REGULAR BOARD MEETING MINUTES**

**January 22, 2026**

**Those present were:**

**Board of Commissioners:** Present: Cheryl Sutton, President; Greg Peterson, Vice President; and Wayne Barnhart, Secretary.

**District Staff and Consultants:** Darrell Winans, District Manager; Bernita Landers, Asst. Manager / Finance; and Chuck Zimmerman, Ogden Murphy Wallace.

**Guests:** None

**CALL TO ORDER:**

President Sutton called the meeting to order at 9:00 AM and led those present in the pledge of allegiance.

**APPROVAL OF AGENDA:**

Commissioner Barnhart moved to approve the Agenda. Commissioner Peterson seconded the motion. The motion carried unanimously.

**APPROVAL OF CONSENT AGENDA:**

Commissioner Barnhart moved to approve the Consent Agenda which includes approval of the Regular Board Meeting Minutes of January 8, 2026; and vouchers reviewed by a Commissioner in advance of the Meeting which include O&M Fund Vouchers (\$98,290.94), Capital Systems Fund Vouchers (\$19,834.00), and Construction Fund Vouchers (\$8,811.87), all collectively numbered 3017245 through 3017288 in the total combined amount of \$126,936.81. Commissioner Sutton seconded the motion. The motion carried unanimously.

**AGENDA ITEMS:**

Manager Winans reported on financial cash flow challenges for developers of projects with large numbers of planned units due to the prolonged period of time to construct and any return on their investment. The Manager proposed that the District provide an option to allow developers to pay General Facilities Charges over an extended period of time. A discussion followed regarding possible policy criteria, what type and size of projects may be considered for the extension, and the planned increase in the General Facilities Charge to address future needs with the completion of the update to the General Sewer Plan.

Manager Winans presented a proposal from a developer for the 2<sup>nd</sup> Street Apartment Project related to extended payment terms of the General Facilities Charges. He stated that original discussions related to this project occurred prior to the termination of the tiered rate structure for

multi-unit developments. A discussion followed. Commissioner Sutton moved to authorize the District Manager to commit to T.W. Clark for the multi-unit project on parcel number 75000001501 to charge the General Facilities Charge at the current District rate of \$6,217.00 per ERU if the initial required payment of half of the projects total ERUS is paid to the District by August 1, 2026. Commissioner Peterson seconded the motion. The motion carried unanimously.

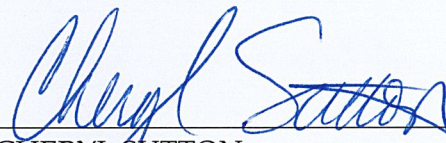
**STAFF REPORTS:**

Manager Winans reported that Senator Murray notified staff that the Senate had passed a minibuss appropriations package that includes the \$3,767,000.00 for the SR28 Interceptor Project.

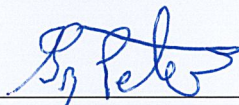
**COMMISSIONERS CORNER:**

Commissioner Barnhart stated he will be absent from the Board meeting scheduled for February 12, 2026.

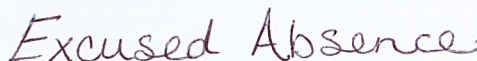
There being no further business to come before the Board, Board President Sutton declared the meeting adjourned at 10:12 AM.



CHERYL SUTTON  
President



GREG PETERSON  
Vice President



WAYNE BARNHART  
Secretary