

BAILEY WATER & SANITATION DISTRICT

PO BOX 422

BAILEY, CO 80421

Agenda of Meeting of the Board of Directors

Regular Meeting of the Board of Directors

Wednesday, February 25, 2026, at PCCC and

via Zoom.

- I. Call to Order.
- II. Approval of the Agenda for February 25, 2026.
- III. Approval of Minutes from January 28, 2026.
- IV. Approval of Minutes from February 3, 2026
- V. Approval of Minutes from February 12, 2026
- VI. Legal.
 - A. Updated on Bezzant Property.
 - B. Executive session to discuss personnel (end of meeting).
- VII. Guests.
 - A. Peter Trela.
- VIII. Operator Reports.
 - A. January.
- IX. Maintenance.
 - A. Updates.
- X. Engineering.
 - A. Updates.
- XI. Administrative.
 - A. Adjustments.
 - B. Billing Register.
 - C. Past Due Accounts.
 - D. System Totals Report.
 - E. Sales and Receivables.
 - F. Balance Sheet.
 - G. Transaction List by Vendor.
 - H. Deposit Detail.
- XII. Old Business.
 - A. Storage Tanks.
 - B. Employee handbook (draft).
- XIII. New Business.
 - A. Colotrust funds and update on amount in Colotrust.
 - B. New signers for bank accounts.
 - C. Online options.
- XIV. Public Comment.
- XV. Adjournment.

January 28, 2026 Meeting Minutes

- I. Call to Order.
- II. Attending.

Miguel G.	Darrell E.	Tom K.	Sadie S.	Chip (excused)
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- III. Approval of the Agenda for January 28, 2026.
 - A. SS motion.
 - B. DE seconded.
 - C. Approved.
- IV. Approval of Minutes from December 3, 2025.
 - A. DE motion.
 - B. TK seconded.
 - C. Approved.
- V. Legal.
 - A. PC sent Anita a CUP application to be filled out for the subdivision. Miguel and Darrell approve the application being signed once completed.
- VI. Guests.
 - A. Peter Trela.
 - 1. Peter is building two houses on his property and came to discuss water and sewer taps.
 - 2. Discussion about what would be required for the services lines, tap application, purchase process, and payment fee.
 - 3. Reviewed maps provided by Peter and ERU (Equivalent Residential Units) despite two separate houses on a commonly owned property.
 - 4. Need to review if existing lines are in compliance with current R&R.
- VII. Operator Reports.
 - A. December (reviewed by Paul).
- VIII. Maintenance.
 - A. Updates.
 - 1. Discussion about hiring an IT guy to program the computer at the plant.
 - B. Info about leaks on the system.
 - 1. Multiple leaks in the trailer park and one leak on the mainline. The trailer park is working on their leaks because it is on their lines. Logan is working with them as much as possible to keep the water on, but is turning it off at night to save as much water as possible for the main line.
 - 2. Logan located the leak on the main line and is working on fixing it now.
- IX. Engineering.
 - A. Updates.
 - 1. Will and Miguel are going to go to the meeting for BWSD to get the disadvantaged status renewed.
 - 2. Will got the plat map from Flatirons for PC.
- X. Administrative.

- A. Adjustments.
 - B. Billing Register.
 - C. Past Due Accounts.
 - D. System Totals Report.
 - E. Sales and Receivables.
 - F. Balance Sheet.
 - G. Transaction List by Vendor.
 - H. Deposit Detail.
- XI. Old Business.
- A. Storage Tanks.
 - 1. Got the tanks wired and will continue to work on them to get the pumps installed in the spring. Will also schedule the liner to be installed in the spring.
 - B. Employee handbook (draft).
 - 1. Tabled till next meeting.
- XII. New Business.
- A. Colotrust funds and update on amount in Colotrust.
 - 1. Tabled till next meeting.
 - B. New signers for bank accounts.
 - 1. Tabled till next meeting.
 - C. Online options.
 - 1. Tabled till next meeting.
 - D. Fixing the existing backup generator at the sewer plant.
 - 1. Tom suggested that the board hire someone to finish wiring the generator at the sewer plant to that actual sewer plant to help with power outage backup.
 - 2. Discussion about how to hook up the generator and set it up as a backup.
 - E. Reaching out to state reps for additional funds.
 - 1. Discussion about reaching out to State reps for additional funds. Discussion about how we are currently looking for funds and finding additional funds.
 - F. Safety grants fund.
- XIII. Public Comment.
- XIV. Adjournment (7:27 pm).
- A. MG motion.
 - B. DE seconded.
 - C. Approved.

February 3, 2026 Meeting Minutes.

- I. Call to Order (7:00 pm).
- II. Attending.

Chip T.	Tom K.	Darrell E.	Sadie S.	Miguel G.
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- III. Approve the Agenda for February 3, 2026 Agenda.
 - A. CT motion.
 - B. MG seconded.

C. Approved.

IV. New Business.

A. Drafting a letter to send to media outlets about the struggle the district is currently facing.

1. News outlets reached out about wanting more info about the discolored water in the town and the water being shut off due to a leak. During this time, Paul reached out to confirm with the state if we needed a boil order for the discolored water (no per the state). Paul reached out to the state with the line repair again. The state did notify the businesses about a boil order; however, Paul talked with the state about what was going on and they rescinded the boil order.
2. The discolored water came from the repair in the trailer park. The water was still safe, it just caused the settlement in the pipes to discolor the water.
3. Discussion about drafting a statement to send to media outlets informing them about what has been happening in the district and how we are trying to address the aging line and need help.
4. Discussion about possible options for funding and timing for the funding. Will recommends we hold the current course so we do not mess up future chances for funding.
5. Anita is going to draft a letter to send to the media in order to clear up any confusion about what happened with the discolored water and repair.

B. Disadvantage community status.

1. Will and Miguel went to the meeting and did receive the disadvantaged community status for the district.
2. Review of what was said during the meeting and everything both sides were looking at.
3. We have 12 months with the disadvantaged status so we will push ahead to the best of our ability.
4. Review of the different grants and ways to get the project paid for with this status and other grants we are already working on. This should get the district down to 1 million only owed for the whole project.

C. Land project.

1. All land applications are in at this time.
2. Condition use for utilities is the newest request.
3. The planning commission is Feb. 25 and it would be beneficial if at least one board member could attend in person or via zoom.

D. Water attorney.

1. Received recommendation for a water attorney. We received an engagement letter from the attorney to review our water rights and if we have any options.

- 2. Anita asked the board to review the engagement letter and reach out with any questions. If the board agrees, we will sign and get him working.
- 3. Discussion about what the work might entail. This is why he cannot give a set number yet because he does not know what it is until he starts looking into it.
- 4. Discussion about setting a cap. The board is going to put a cap of \$5,000.
- E. The leak on the main line is fixed, so the line is up and running again. Logan would like to confirm that he can do the curbstop repair originally planned (yes). He is also trying to find a hydrant to replace the one by Bailey Propane. Discussion about the type of hydrant and what he is looking for.
- F. The valve for River Road is not working. Logan has a friend coming up that is going to see what the problem is and see what the repair would entail. Paul is also going to look and see if he can do anything for a repair. This valve would probably be replaced with the bridge project coming up. Logan wants to know if we should wait for the project and it will be replaced anyways, or just fix it now to be safe.
- V. Public Comment.
- VI. Adjournment (8:00 pm).
 - A. CT motion.
 - B. DE seconded.
 - C. Approved.

February 12, 2026 Meeting Minutes

- I. Call to Order (7:00 pm).
- II. Attending.

Darrel E.	Chip T.	Miguel G.	Tom K.	Sadie S.
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- III. Approval of Agenda for February 12, 2026, Agenda.
 - A. Changes.
 - B. Motion to approve the February 12, 2026 Agenda.
 - 1. CT motion.
 - 2. DE seconded.

3. Approved.
- IV. New business.
- A. Discuss and approve the application for the DOLA grant for Energy/Mineral Impact Fund.
 1. Review of the DOLA application. This is for the Energy and Mineral Impact assistance grant. We do qualify for this grant and have talked with DOLA about applying. The district could potentially get \$1,000,000 from this grant and that is the amount we are requesting.
 2. We needed the disadvantaged community status first, so now we can submit this grant.
 3. Discussion about if the district had de-bruced and what the ballot language is for the de-bruccing. We do have a note that we did de-bruced back in 1998, but Anita is requesting the documents from Park County to have in our records.
 4. Anita is going to draft a resolution for this grant and send it electronically for the board to sign tonight.
 5. Tom wants to make sure this will not affect any of our other grants or our disadvantaged community status. Will states this will not affect anything else and actually looks better if we are searching for funds from multiple sources.
 6. Motion to approve applying for the Energy and Mineral Impact Assistance Fund grant through DOLA.
 - a) TK motions.
 - b) MG seconded.
 - c) Approved.
- V. Public Comment.
- VI. Adjournment (7:1 pm).
- A. CT motion.
 - B. MG seconded.
 - C. Approved.

February 25, 2026 Meeting Minutes.

- I. Call to Order (6:01 pm).
- II. Attending.

Tom K.	Chip T.	Darrell E.	Sadie S.	Miguel G. (excused).
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- III. Approval of the Agenda for February 25, 2026.
 - A. DE motion.
 - B. TK seconded.
 - C. Approved.
- IV. Approval of Minutes from January 28, 2026.
 - A. TK motion.
 - B. DE seconded.
 - C. Approved.
- V. Approval of Minutes from February 3, 2026
 - A. DE Motion.
 - B. TK seconded.
 - C. Approved.
- VI. Approval of Minutes from February 12, 2026
 - A. DE motion.
 - B. TK seconded,
 - C. Approved.
- VII. Legal.
 - A. Updated on Bezzant Property.
 - 1. Subdivision application approved. Next will be the BOCC meeting on March 17.
 - 2. Discussion about the meeting and deadlines.
 - 3. Anita found the de-brusing document that was needed.
 - B. Executive session to discuss personnel (end of meeting).
 - 1. Motion to move into an executive session for personnel matters involving Logan, our head maintenance man. This is pursuant to 24-6-402(4)(f), C.R.S. Our attorney, Anita Marchant, agrees this constitutes an executive session.
 - 2. Motion to move into executive session (7:36).
 - a) DE motion.
 - b) TK seconded.
 - c) Approved.
 - 3. Motion to leave executive session (7:53).
 - a) DE motion.
 - b) TK seconded.
 - c) Approved.
- VIII. Guests.
 - A. Peter Trela.
 - 1. Peter is here to discuss his property and adding taps to a couple new builds he is planning. Discussion about adding two small houses onto a property next to his current property and what would be needed.
 - 2. He currently has a 4in sewer line and has a well servicing the house currently. This attachment was already done when they bought and moved into the property.
 - 3. Discussion about layout for the current system that Peter has. Discussion about what Mac said for the hookup and possible options for hookup. He is hoping to get this project done before the summer.
 - 4. The board brought the application for Peter and discussed the application. Discussion about expectations and what happens when the tap is installed. Discussion about where we would be able to connect the main line (by manhole 1 most likely). Peter does not think they can do that hookup and would have to try and get a well. Chip recommends they also talk to the county about what they require for this project first and we will have our engineer review and see what we can do for the hook up.

5. Peter's main concern is that he does not want to run his lines into other people's property. The board reiterates that they are more than happy to try and work with Peter but they would need to have Will review possible options for hook ups and what BWSO would need for the project.
6. Will specifies that the rules and regulations state that you have to have the service line go directly to the main line and property. They would not be able to attach to the 4in sewer line already attached. They would also need an engineer to draw up the service lines and have Park County approve and then present to BWSO.
7. If they decide they do not want to use BWSO, then they can apply for an exemption in order to do a well and septic.
8. Peter is wondering if they could get the drawings for the main lines for BWSO. Discussion about building to BWSO specs. The board would just confirm the specs were met and all rules and regulations were met.
9. Discussion about the inspection and that the district would need to inspect each section.

IX. Operator Reports.

A. January.

1. Waiting for computer improvements. That should be finished soon.
2. There were some issues about some elevated samples. Tom is wondering if we could make some adjustments now to help with the results.

X. Maintenance.

A. Updates.

1. The main line break was repaired. If there is another break in the area, Logan recommends that we abandon that line and run a new line with better placement (board agrees).
2. All problem curbstops have been repaired.
3. The trailer park is turned on because they repaired their lines. Logan recommends we meter it to be able to track the water and make sure we do not have leaks.
4. Storage tanks are up and running with new pumps.
5. Tom would like to discuss raising the price of the water station.
 - a) Will would like to bring up the Water Sale location because CDOT has mentioned that at some point we need to move the station. It cannot stay in the CDOT easement.
 - b) Discussion about possible options for upgrades to water sales and maybe a dump station if we are already upgrading.
6. Problems: Polypump lost its programming and 2in side has an electrical issue (both are being worked on).

XI. Engineering.

A. Updates.

1. Need to get a floodplain development permit.
2. Pay request #6 is on hold until the loan application is submitted.
3. Disadvantaged community status approved.
4. Loan application will be submitted prior to the deadline.
5. Sam was renewed.
6. EIAF grant application submitted for \$1,000,000.
7. Found the De-Bruce info.
8. Applying for the \$500,000 grant for PC LWTF.

XII. Administrative.

- A. Adjustments.
- B. Billing Register.
- C. Past Due Accounts.

- D. System Totals Report.
 - E. Sales and Receivables.
 - F. Balance Sheet.
 - G. Transaction List by Vendor.
 - H. Deposit Detail.
- XIII. Old Business.
- A. Storage Tanks.
 - 1. Electric is in and pumps are up and running.
 - 2. Liner is ready and we just have to schedule the install in warmer weather
 - B. Employee handbook (draft).
 - 1. Anita sent out the latest version to the board.
 - 2. Will review at the next meeting.
- XIV. New Business.
- A. Colotrust funds and update on amount in Colotrust.
 - 1. Colotrust at \$100,000.
 - B. New signers for bank accounts.
 - 1. Need to get Sadie on the signer card.
 - C. Online options.
 - 1. Reviewing options for online options.
- XV. Public Comment.
- A. Jim Meyers is here from Platte Canyon Chamber. He is here to offer any help they can provide. Discussion about how we can work together to benefit the community.
- XVI. Adjournment (7:53 pm).
- A. DE motion.
 - B. SS seconded.
 - C. Approved.