

**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, July 22, 2026, at 6:30pm, at PCCC and**

**via Zoom.**

- I. Call to Order.
- II. Approval of the Agenda for July 22, 2026 meeting.
- III. Approval of Minutes from June 24, 2026 meeting.
- IV. Guests.
  - A. Linda Watson (Historical Society).
- V. Legal.
  - A. Updated on Bezzant Property.
- VI. Operator Reports.
  - A. June.
- VII. Maintenance.
  - A. Updates.
- VIII. Engineering.
  - A. Updates.
- IX. 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.
- X. Old Business.
  - A. Storage Tank Liner.
  - B. New CPA for BWSD.
- XI. New Business.
  - A. Drought Protocol per the state.
- XII. Public Comment.
- XIII. Adjournment.

## June 24, 2026 Meeting Minutes

- I. Call to Order (6:30pm).
- II. Attending.

|        |          |         |           |  |
|--------|----------|---------|-----------|--|
| Tom K. | Sadie S. | Chip T. | Darrel E. |  |
|--------|----------|---------|-----------|--|

- III. Approval of the Agenda for June 24, 2026 meeting.
  - A. Changes.
  - B. Motion to approve the June 24, 2026 agenda.
    - 1. DE motion.
    - 2. TK seconded.
    - 3. Approved.
- IV. Approval of Minutes from May 27, 2026 meeting.
  - A. Changes.
  - B. Motion to approve the May 27, 2026 meeting minutes.
    - 1. SS motion.
    - 2. DE seconded.
    - 3. Approved.
- V. Guests.
- VI. Legal.
  - A. Updated on Bezzant Property.
    - 1. Drafting an amendment to change the closing date due to subdivision and access agreements that are being worked on.
    - 2. Access permit with CDOT is submitted and waiting for it to be issued to BWSD.
    - 3. Working with PC to remove the CDOT access section in their subdivision app so we can start pushing that through at the same time.
- VII. Operator Reports.
  - A. May.
- VIII. Maintenance.
  - A. Updates.
    - 1. Main-line break.
      - a) Boil order was cancelled. The line was flushed and tested to ensure it is safe for consumption.
      - b) Break fully resolved.
    - 2. Storage water level.
      - a) Storage water level is at 43.2 and holding. Still pumping hard though so the maintenance crew is going to search the line for other leaks as a precaution.
      - b) May shut down water sales before the weekend to help build up the level in tanks.
- IX. Engineering.
  - A. Updates.
    - 1. Loan application is submitted and qualifies for 50% reimbursement with disadvantage status rates.
    - 2. CDOT permit is submitted, so waiting for it to be issued.

3. Approved for a \$750,000 DOLA grant.
- 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 Tank Liner.
    1. Liner is ready, but waiting for funds to replenish for the cost of liner install.
  - B. New CPA for BWSD.
    1. Working on contacting Nickie. Have not been able to get a hold of her all month. Spoke to Mike from the other bid to get pricing.
- XII. New Business.
  - A. 307 Virginia Rd.
    1. Discussion about what would be needed to hook up property to the main line.
  - B. Audit,
    1. 2025 audit is started. Using Jan again for this audit.
  - C. Sewer line by Moore Lumber.
    1. Discussion about if we should replace the pipe when it is going to be replaced with the CR 64 project.
    2. DE is meeting with PC to inspect the bridge there to hopefully get the project pushed up.
    3. Will got some quotes for repair.
      - a) Re-line: \$40,000
      - b) Replace: \$28,000
  - D. Building on the line that are not adhering to rules and regulations.
    1. Discussion about buildings on the main line that are not adhering to the rules and regulations of the district. The main problem is the multi-unit buildings that are only paying for one tap. Will send a letter informing the owner that they will be allowed to keep the one meter, but will be charged the water and sewer fees per unit.
    2. Motion to have Anita draft a letter informing owners that they will need to pay individual water and sewer fees per unit, but may stay on one meter.
      - a) SS motion.
      - b) CT seconded.
      - c) Approved.
- XIII. Public Comment.
- XIV. Adjournment (7:30 pm)
  - A. SS motion.
  - B. CT seconded.
  - C. Approved.

## July 22, 2026 Meeting Minutes.

- I. Call to Order (6:32pm).
- II. Attending.

|         |            |        |          |               |
|---------|------------|--------|----------|---------------|
| Chip T. | Darrell E. | Tom K. | Sadie S. | Miguel G. (Z) |
|---------|------------|--------|----------|---------------|

- III. Approval of the Agenda for July 22, 2026 meeting.
  - A. Changes.
  - B. Motion to approve the July 22, 2026 Agenda.
    - 1. DE motion.
    - 2. SS seconded.
    - 3. Approved.
- IV. Approval of Minutes from June 24, 2026 meeting.
  - A. Changes.
  - B. Motion to approve the June 24, 2026 Meeting Minutes.
    - 1. TK motion.
    - 2. DE seconded.
    - 3. Approved.
- V. Guests.
  - A. Linda Watson (Historical Society).
    - 1. The President of the Historical Society is here to discuss the higher bill that they have been dealing with. They are unable to pay the higher bills they have had the last couple of months.
    - 2. They are going to have to shut down the public bathrooms if the bills stay high.
    - 3. Discussion about difficulties they are facing because they are based on donations and how they try to get additional funds for the park.
    - 4. There is a concern that there may be a leak on the line in the park. Chris and Eli went over to the park and looked for leaks coming up through the ground. Chris is going to check the meter and see if there was a mis-read on the meter. They did meet Bill to check if there was a leak in the sprinkler line and only 6 gallons were used.
    - 5. Discussion about possible options to try and help the Historical Society. There are not a lot of options as a board that they can assist with.
- VI. Legal.
  - A. Updated on Bezzant Property.
    - 1. Will need to draft an amendment to address the pipeline easement.
    - 2. Received the CDOT access easement. CDOT does want to connect their easement with the new easement.
    - 3. Will has the subdivision plans that need to be signed and given to the county.
    - 4. Have to come up with the additional funds to finish out the closing costs. Discussion about possible options for the cost to finish out the purchase agreement.
    - 5. Loan application is in. Will be presented on August 19th and Will recommends a board member attends the loan meeting. Chip and Sadie said they could attend.
    - 6. Coordinating on the design and need to finalize the construction agreement.
  - B. Demand letter for multi-unit buildings.
    - 1. Anita sent out a draft for the memo. We need to set a deadline for businesses to reach out to the district about setting an inspection, compliance plan, or ask for

- board review. The board decided that August 31 will be the deadline for a response.
- 2. The final deadline to get it done will be March 1, 2027.
- 3. Anita is going to send the memos out to the residents.
- VII. Operator Reports.
  - A. June (Paul did not attend).
- VIII. Maintenance.
  - A. Updates.
    - 1. Need to get County Rd 64 fixed. Darrell has the specs for the road. Discussion about requirements for the repair. Have a permit fee to pay.
    - 2. No leaks on the line as far as we can tell and the storage tank is full.
    - 3. Need a surge protector for the sewer plant computer.
    - 4. They are addressing a violation from the state regarding the Conoco.
- IX. Engineering.
  - A. Updates (see above).
- 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 Tank Liner.
    - 1. No updates.
  - B. New CPA for BWSD.
    - 1. Motion to hire Mike as CPA.
      - a) SS motion.
      - b) CT seconded.
      - c) Approved.
- XII. New Business.
  - A. Drought Protocol per the state.
    - 1. The state called and said BWSD is out of priority for the drought. We have reserve water rights from the reservoir. We closed water sales and restricted outdoor water use. The priority is assessed each day so it will adjust through the month.
    - 2. Maintenance is actively tracking each day for the water taken out and water put back in the river and we are requesting the public do their part in conserving water. We will continue to monitor on our side and record the usage.
    - 3. The board has a quarter of an acre foot (80,000 gallons) in the reservoir.
    - 4. Discussion about the augmentation plan and ways to make the water last as long as possible.
- XIII. Public Comment.
- XIV. Adjournment (8:00 pm).
  - A. CT motion.
  - B. DE seconded.
  - C. Approved.