

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.	
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- 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.