

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, August 26, 2026, at 6:30pm, at PCCC and

via Zoom.

- I. Call to Order.
- II. Approval of the Agenda for August 26, 2026 meeting.
- III. Approval of Minutes from July 22, 2026 meeting.
- IV. Guests.
 - A. Brandon Heacock.
- V. Legal.
 - A. Updated on Bezzant Property.
- VI. Operator Reports.
 - A. July.
- 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.
 - C. Drought Protocol per the state.
- XI. New Business.
 - A. Asphalt on CR 64 and possibly R and R Roofing.
- XII. Public Comment.
- XIII. Adjournment.

July 22, 2026 Meeting Minutes.

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

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

August 26, 2026 Meeting Minutes

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

Chip T.	Miguel G.	Sadie S.	Darrel E.	Tom (excused)
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- III. Approval of the Agenda for August 26, 2026 meeting.
 - A. Motion to approve the August 26, 2026 Agenda.
 - 1. DE motion.
 - 2. SS seconded.
 - 3. Approved.
- IV. Approval of Minutes from July 22, 2026 meeting.
 - A. Motion to approve the July 22, 2026 Meeting Minutes.
 - 1. DE motion.
 - 2. SS seconded.
 - 3. Approved.
- V. Guests.
 - A. Brandon Heacock (did not show for the meeting).
 - 1. He wants to expand the district. The district has tried this in the past, but it was very costly at the time and that was quite a few years ago.
 - 2. Discussion about options, but it does not seem feasible at this time
- VI. Legal.
 - A. Updated on Bezzant Property.
 - 1. Need to follow up on the Mylar signatures.
 - 2. Need to update the pipeline easement through an amendment.
 - 3. Purchase of the property.
 - a) Discussion about possible options to get the property purchased. CT would like to have the board start looking for loans to get the purchase price done.
 - b) Chip is going to chat with Kristen from the bank about options.
 - c) Will is going to look around too for short term loans options if available as well.
 - B. Meter Demand Letters
 - 1. All letters delivered and signed.
 - a) BBC responded and will schedule an inspection.
 - b) Apartments responded and reached out as well to schedule an inspection.
 - c) Have not heard from China Village Apartments. Anita is working on finding a way to contact the apartments.
 - 2. Anita is going to email Eli the Rules and Regulations sections for the inspections.
 - C. BBC did want to follow up about the bill and the payment expected date per resident concern. Anita recommended that the resident come to a meeting and talk with the board.
- VII. Operator Reports.
 - A. July.
- VIII. Maintenance.
 - A. Updates.

1. Eli and Paul are following up with Conoco about the backflow they need.
 2. Sewer main backup in town and did the report to the state per regulations. The line was opened and cleared.
 3. Sewer plant is doing well and they are doing more testing to help be more proactive.
 4. Did UV testing this month which caused a burst pipe in the water station, but was fixed.
 5. Going to open water sales back up when we are in priority for the drought, but will be closed when we go out of priority.
- IX. Engineering.
- A. Updates.
 1. Loan and principle forgiveness package was approved. Will do a meeting to approve when ready.
 2. Mylar turned into Park County. Need to follow up.
 3. Reviewing the construction agreement with Glacier to ensure everyone is on the same page and then check with the state.
 4. Will is working on the sanitary survey with Eli and Paul. Will get done by the end of September.
- 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. Keeping in touch with Royal Liner. They have discussed options for payment.
 - B. New CPA for BWSD.
 1. Mike and his team have been signed on.
 - C. Drought Protocol per the state.
 1. We have been going in and out of priority. We are going to open the water station when we are in priority, and shut it down when we are out of priority.
- XII. New Business.
- A. Asphalt on CR 64 and possibly R and R Roofing.
 1. Did the CR 64 asphalt project.
 2. Eli is going to get quotes for R and R and the apartment building.
- XIII. Public Comment.
- A. Rate increase for the start of the year. We will have to increase the rate by \$35 at the start of the year.
 - B. Discussion about the drought and how water rights work.
 - C. Eli would like to buy the old truck at the plant. Discussion about getting the value.
- XIV. Adjournment (7:37 pm).
- A. MG motion.
 - B. SS seconded.
 - C. Approved.