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, June 24, 2026, at 6:30pm, at PCCC and

via Zoom.

I. Call to Order.
II. Approval of the Agenda for June 24, 2026 meeting.
III. Approval of Minutes from May 27, 2026 meeting.
IV. Guests.
V. Legal.
    A. Updated on Bezzant Property.
VI. Operator Reports.
    A. May.
VII. Maintenance.
    A. Updates.
        1. Main-line break.
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. 307 Virginia Rd.
    B. Audit,
XII. Public Comment.
XIII. Adjournment.

May 27, 2026 Meeting Minutes.

I. Call to Order (6:00 pm)

II. Attending.

Chip T	Tom K.	Darrel E.	Miguel G.	Sadie S.

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III. Approval of the Agenda for May 27, 2026 meeting.
   A. DE motions.
   B. MG seconded.
   C. Approved.

IV. Approval of Minutes from April 22, 2026 meeting.
   A. SS motion.
   B. DE seconded.
   C. Approved.

V. Public Meeting to consider increase in fees/rates.
   A. SS motions to open the public meeting to consider increase in fees/rates at 6:59pm. MG seconds and motion is approved.
   B. Will did a rate study for us and sent over his recommendations for new fees/rates. He also recommends that we separate the water and sewer fees to provide more clarity between the two.
   C. Proposed changes.
      1. Water.
         a) Base rate: $45/month.
         b) Usage rates.
            (1) $5.00/1,000 for 0-6,000 gallons.
            (2) $6.00/1,000 for over 6,000 gallons.
      2. Sewer.
         a) Base rate: $66/month.
         b) Usage rates.
            (1) $5.00/1,000 for 0-6,000 gallons.
            (2) $6.00/1,000 for over 6,000 gallons.
      3. Unmetered sewer fee: $90/month.
   D. Discussion about why there is a larger increase now instead of a steady increase each year. CT noted that the board has always tried to keep the water and sewer affordable for the residents of the district; however, due to the higher cost of everything and having to replace the water and sewer plants this is what needs to happen to keep the district running.
   E. Discussion about different options for the rate increase and what the best route would be. Discussion about having a drought policy in case we need it. The board agrees this is a good idea.
   F. Motion to approve the proposed rate/fee changes presented by Will.
      1. DE motions.
      2. TK seconded.

        3. Approved.
    G. MG motions to close the public meeting to consider increase in fees/rates at 7:37pm. TK seconds and motion is approved.

VI. Guests.
    A. Peter Trela.
        1. Peter and his sons are here today to further discuss their project. They have been chatting with Will and Will sent a couple ideas for the system that would still need approval by the board. At this point the board cannot help any further unless they fill out an application and pay the tab fee that is required to start this process.
        2. Peter and sons are concerned that they are not sure if they will be able to do the project through Bailey Water and Sanitation so they are hesitant to pay the fees. The board informed them that if they pay the fee and they find out the project cannot be done, then they will be reimbursed the tap fee amount minus any cost the district incurred for their project.
        3. Discussion about where the sewer line is currently and the options Peter has to hook up with it. He would be responsible for figuring out how he can/wants to hook up to the line. The only part the board would have would be to give their approval of the proposed spot. They would still have to plan with Park County and an engineer.

VII. Legal.
    A. Updated on Bezzant Property.
        1. Easement was signed and paid for. Waiting on a copy of the executed easement.

VIII. Operator Reports.
    A. April.
        1. Need to renew the Waste Water permit. Paul is working on that now.

IX. Maintenance.
    A. Updates.
        1. Sewer line by Moore Lumber.
            a) The pipe is busted under the bridge and needs to be relined or replaced. It currently has bands to close any leaks. Paul is going to get a quote to re-line, but depending on the condition of the line might need to be replaced.
            b) CR 64 project is currently on hold, but they will be ripping out the line once the project is completed though. Discussion about what the best route would be if the line is going to be replaced anyways.
        2. New computer.
            a) Installed the new computer system but kept hitting glitches.
            b) Will continue to work on the system.
        3. Water station.
            a) New canister parts came in so we can install and open the 2in side.
            b) Will raise the rates at the station and let token holders know they have a set amount of time to use the tokens on the old rate before the new rate starts.
            c) TK is wondering if we could update to a CC system. We would need to get wifi and decide how we want to run the system with the cards.
    B. Buildings that have more than one living space on one meter.
        1. There are buildings that have one meter but have multiple living quarters that are only paying one base rate.
        2. Will follow up with Anita.

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. Employee handbook.
      1. Motion to approve the employee handbook and sign the resolution for it.
         a) MG motion.
         b) CT seconded.
         c) Approved.
   B. Storage Tank Liner.
      1. Liner is ready. Waiting to get more funds to pay for the install.

XIII. New Business.
   A. New CPA for BWSD.
      1. Discussion about the different bids.
      2. Motion to approve Nickie's bid.
         a) SS motion.
         b) MG seconded.
         c) Approved.
   B. Packets for meetings.
      1. Motion to approve going electronic for the packets.
         a) TK motions.
         b) MG seconded.
         c) Approved.

XIV. Public Comment.

XV. Adjournment (8:33 pm).
   A. TK
   B. MG
   C. Approved.

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.