

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, October 28, 2026, at 6:30pm, at PCCC and

via Zoom.

- I. Call to Order.
- II. Approval of the Agenda for October 28, 2026 meeting.
- III. Approval of Minutes from September 23, 2026 meeting.
- IV. Approval of Minutes from October 14, 2026 meeting.
- V. Guests.
- VI. Legal.
 - A. Updated on Bezzant Property.
- VII. Operator Reports.
 - A. September.
- VIII. Maintenance.
 - A. Updates.
- IX. Engineering.
 - A. Updates.
- 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. Drought Protocol per the state.
 - B. Asphalt on CR 64 and possibly R and R Roofing.
- XII. New Business.
 - A. Line of Credit.
 - B. Preliminary Budget.
 - C. Draft audit documents.
- XIII. Public Comment.
- XIV. Adjournment.

September 23, 2026

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

Miguel G	Tom K	Sadie S.	Chip (excused)	Darrell (excused)
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- III. Approval of the Agenda for September 23, 2026 meeting.
 - A. MG motion.
 - B. SS seconded.
 - C. Approved.
- IV. Approval of Minutes from August 26, 2026 meeting.
 - A. MG motion.
 - B. TK seconded.
 - C. Approved.
- V. Guests.
- VI. Legal.
 - A. Updated on Bezzant Property.
 - 1. Loan agreement
 - a) A copy of the loan agreement was sent to the board. Lisa is going to be the bond agent and is working on her side of it. We do need officials that can sign documents for the agreement.
 - b) Motion to have the entire board be officials on the loan agreement. Chip and Darrell will be the main and the other three will be backup if needed.
 - (1) MG motion.
 - (2) TK seconded.
 - (3) Approved.
 - 2. Subdivision application
 - a) Waiting for the mortgage company to sign the Mylar.
 - b) Anita will reach out to Fidelity and Bezzants if possible.
 - 3. Working on line of credit with UMB and Evergreen National to help with funds.
 - B. Have talked with everyone who is in possible violation with the rules and regulations. Eli is going to follow up for the inspections.
- VII. Operator Reports.
 - A. August.
 - 1. Conoco still has not installed the backflow device.
 - 2. Eli and Paul are in touch with the owner. They are going to give him a deadline to have it installed.
 - 3. Working on a sanitary survey with the state and getting it sorted out.
- VIII. Maintenance.
 - A. Updates.
 - 1. Currently working on tracking a leak on a section on main street. Eli has reached out to a company to help with the location.
 - 2. Eli is also creating an updated map of the lines to help make tracking easier.

3. Eli would like to fix the yardine. It has been cleaned multiple times but it is still having trouble.
- IX. Engineering.
- A. Updates.
 1. Out of priority right now due to the drought.
 2. Will continue to work on the sanitary survey.
- 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. Drought Protocol per the state (see above).
 - B. Asphalt on CR 64 and possibly R and R Roofing.
 1. CR 64.
 - a) Eli has reached out to the company and needs to schedule. Darrell is going to meet out there to ensure the county specs are required.
 2. R and R Roofing.
 - a) Discussion about the bid.
 - b) Motion to approve the Bear Asphalt bid provided by R and R Roofing with a cap at \$8,500.
 - (1) SS motion.
 - (2) TK seconded.
 - (3) Approved.
- XII. New Business.
- A. Peter Trela update.
 1. They sent an email wanting to hook up to one water tap and do their own sewer.
 2. They would need to plan the timing to ensure they meet all requirements, fill out the application, and pay the fee.
 3. They need to fill out the application and pay the fee to move forward.
 4. Anita is going to follow up and ensure that we can do the water only lines and they can have their sewer private.
 5. Discussion about his current system.
- XIII. Public Comment.
- XIV. Adjournment (7:19pm).
- A. MG motion.
 - B. SS seconded.
 - C. Approved.

October 14, 2026 Meeting Minutes

- I. Call to Order (6:06 pm).
- II. Attending.

Darrell E.	Miguel G.	Tom K.	Chip T.	
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III. Approval of Agenda for October 14, 2026, Agenda.

- A. CT motion.
- B. TK seconded.
- C. Approved.

IV. New business.

A. Review line of credit options.

1. UMB.

- a) Chip talked with reps at UMB. We have the application filled out and are waiting for the loan application to be e-signed by the board members.
- b) Discussion about what will happen after the application is sent to UMB.

2. Evergreen National Bank.

- a) Gary Billings from Evergreen National Bank is here for further discussion about a line of credit through Evergreen National Bank.
- b) Anita gave Gary an overview of where BWSD is currently with the grants, loans, and project.
- c) Gary reviewed a couple different options for the line of credit for secure vs unsecure basis. There would be different interest rates for the different types of loans. He does state that they would be willing to work with BWSD.
- d) Line of credit would be at 8% interest with a floating rate for a 12 month term. They also have a 1% origination fee. They would also have to evaluate the land and do a lender policy to be added for the title.
- e) Discussion if it would be better to do a land loan and then line of credit for remainder. He does not think it would make much of a difference.
- f) Anita asked that the paperwork be sent to her and we can get the requested info sent to Gary.
- g) Motion to apply for a line of credit through Evergreen National Bank.

- (1) CT motion.
- (2) MG seconded.
- (3) Approved.

3. Bezzant property.

- a) Need to draft a second amendment for the pipe location. Anita has been talking with Bezzants and they are ok with the amendment. We are still waiting for the Bezzant lender to sign the Mylar. The opposing council is aware of the lender needing to sign.
- b) Our deadline to close is in December.
- c) Chip is concerned about grant deadlines that could be coming up. We will reach out to Will and discuss further.

4. Loans.

- a) BWSD does have voter approval to go into debt up to 6million. The board does have the option to take out additional loans.

V. Public Comment.

VI. Adjournment (6:35 pm).

- A. CT motion.
- B. DE seconded.
- C. Approved.