

**MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE
BACA GRANDE WATER AND SANITATION DISTRICT**

April 20, 2022- 9:00 AM

District Office – 57 Baca Grant Way South

Crestone, Colorado 81131

Meeting held via Zoom

ATTENDANCE

Directors in Attendance:

John Loll
Dale Halley
Mike Smith
William Peck
Vivia Lawson

Also in Attendance:

Marcus Lock, District Legal Counsel
Cathy Fromm, District Accountant
JoAnn Slivka, District Manager
Gary Potter, District Director of Operations
Natalie DeBon, District Administrative Services
Nicholas Marcotte, District Engineer (for a portion of the meeting)

Community Members and Guests:

Allen & Tom Herod
Parke Hess
Rick Hart
Michael Reid
Kyle Morgan

Michael Scully
Dan Gray
Kizzen Laki
Benjamin Byer
Randy Kenyon

CALL TO ORDER

President Loll opened the meeting at 9:00 AM.

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Attorney Lock has discussed with the Board the requirements pursuant to Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Baca Grande Water and Sanitation District Board of Directors and to the Secretary of State. It was noted that a quorum was present and members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting. No new disclosures were made.

AGENDA

MOTION APPROVED: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR LAWSON, SECONDED BY DIRECTOR HALLEY AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE AGENDA.

CONSENT AGENDA

The board considered the following consent agenda items:

- Approve Minutes from the March 16, 2022 Regular Meeting

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HALLEY, SECONDED BY DIRECTOR LAWSON AND UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE CONSENT AGENDA.

PUBLIC COMMENT (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN).

The District is subject to the Colorado Open Meetings Law; accordingly, no Board discussion or action will take place until a later date, if necessary. Please limit your comments to three minutes or less.

Mr. Gray had two comments/questions;

1. When will the District make a public comment about the USFW negotiations?
2. What about the house fire in September 2021?

CUSTOMER REQUEST FOR WAIVER OF CONSOLIDATION FEES

The Board of Directors heard a request for a waiver of fees from Mr. and Mrs. Herod regarding charges for consolidations and lot splits for their property on Lover's Way.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR PECK, SECONDED BY DIRECTOR LAWSON AND UPON VOTE, UNANIMOUSLY CARRIED, AND GIVEN THE UNIQUE CIRCUMSTANCES AT ISSUE, THE BOARD APPROVED WAIVER OF THE CONSOLIDATION FEES.

BOARD AND STAFF REPORTS

The Board reviewed and discussed the reports incorporated herein by this reference.

District Manager Report: Director Peck challenged the need to change the director email addresses. He requested contact information for the District’s I.T. vendor.

Board Matters

Public Meetings:

The Board discussed the “Meet and Greet” Candidate forum that Mr. Peck organized and what constitutes a meeting of the Board of Directors.

Mr. Lock explained that while the meet and greet was not an official District meeting, C.R.S. § 32-1-903 and § 24-6-402, could be read to require notice. Out of an abundance of caution, a notice of the meet and greet was posted on the District’s web site on Saturday, 4/16/22, and posted at the entryway of the District office in accordance with the statute.

Board Packets:

Director Peck requests the board packets be sent out earlier to allow more time for review of the materials. Ms. Fromm, the District’s accountant discussed the timing of her receiving financial information from the county and the ability to produce the financial statements for inclusion in the packets in a timely fashion. This topic has been discussed in the past and the directors did not want extra work for the staff to send out multiple packets. Staff agreed to try to get the packets together by the Friday before the board meetings.

In-Person Board Meetings:

The Directors discussed whether they should continue having the board meetings via Zoom or if it is time to begin having the board meetings in person.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR SMITH, SECONDED BY DIRECTOR HALLEY AND UPON VOTE, CARRIED BY A MAJORITY OF THE BOARD, WITH DIRECTOR PECK OPPOSED; THE BOARD APPROVED TO CONTINUE CONDUCTING MONTHLY MEETINGS VIA ZOOM UNTIL AFTER THE ELECTION AND THE NEW BOARD IS SEATED. THEY WILL DISCUSS AGAIN AT THE MAY MEETING.

FINANCIAL MATTERS

Check Register: The board considered approval of the check register through the period ending April 20, 2022 as follows:

General	\$ 11,334.70
Enterprise	<u>\$ 67,601.82</u>
	\$ 78,936.52

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR HALLEY, SECONDED BY DIRECTOR PECK, AND, UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE CHECK REGISTER FOR THE PERIOD ENDING APRIL 20, 2022.

Financial Statements:

Ms. Fromm reviewed the financial statements with the board of directors.

Element Engineering Proposal:

Mr. Nicholas Marcotte presented his proposal for engineering services for the Water and Sewer Master Plan Update. President Loll would like to see a sequencing of the projects that will be tied to funding sources. He also wants the study to include the aeration and fine bubble as part of the Plant’s evaluation.

Mr. Marcotte responded positively and also let the Board know that as part of the evaluation they will incorporate USDA funding sources into project areas.

MOTION: FOLLOWING DISCUSSION, UPON MOTION DULY MADE BY DIRECTOR LAWSON, SECONDED BY DIRECTOR HALLEY, AND, UPON VOTE, UNANIMOUSLY CARRIED, THE BOARD APPROVED THE PROPOSAL FOR ENGINEERING SERVICES FROM ELEMENT ENGINEERING.

LEGAL MATTERS:

Town of Crestone: Crestone Board Trustees, Kizzen Laki and Benjamin Byer as well as Town Engineer, Randy Kenyon attended the meeting. Trustee Laki addressed the Board and gave a brief history of the relationship between the Town and the District. Mr. Lock noted that after receiving the cover letter and revised documents, he attempted twice to contact the Town's attorney, Mr. Farish but never received a reply back.

The Negotiation Team will meet again to discuss the counterproposal and draft documents. Trustee Laki implored the District to review the documents and let the Town know what areas they should focus on.

EXECUTIVE SESSION

MOTION: PURSUANT TO C.R.S. § 24-6-402(4) (A), (B), AND (E), UPON MOTION DULY MADE BY DIRECTOR LAWSON, SECONDED BY DIRECTOR PECK AND, UPON AN AFFIRMATIVE VOTE OF AT LEAST TWO-THIRDS OF THE QUORUM PRESENT, THE BOARD ADJOURNED TO EXECUTIVE SESSION AT 12:15 PM FOR THE PURPOSE OF DISCUSSING NEGOTIATIONS WITH THE TOWN OF CRESTONE AND THE PURCHASE OR LEASE OF REAL PROPERTY, RECEIVING SPECIFIC LEGAL ADVICE FROM COUNSEL, AND DETERMINING POSITIONS RELATIVE TO MATTERS SUBJECT TO NEGOTIATION REGARDING THE LEASE RATE FOR THE NEXT 20-YEAR TERM OF THE WATER SERVICE AGREEMENT AND THE POTENTIAL PURCHASE OF WATER RIGHTS FROM THE UNITED STATES FISH AND WILDLIFE SERVICE. PURSUANT TO C.R.S. § 24-6-402(2) (D.5), (II), (B), NO RECORD WILL BE KEPT OF THE PORTION OF THIS EXECUTIVE SESSION THAT, IN THE OPINION OF THE BOARD'S ATTORNEY, CONSTITUTES PRIVILEGED ATTORNEY-CLIENT COMMUNICATION PURSUANT TO SECTION C.R.S. § 24-6- 402(4) (B).

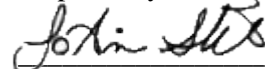
MOTION: DIRECTOR SMITH MOVED; DIRECTOR PECK SECONDED TO RECONVENE TO REGULAR SESSION AT 12:41 PM

ADJOURNMENT:

THERE BEING NO FURTHER BUSINESS TO DISCUSS, UPON MOTION DULY MADE DIRECTOR SMITH, SECONDED BY DIRECTOR HALLEY AND UPON VOTE, UNANIMOUSLY CARRIED, THE MEETING WAS ADJOURNED AT 12:42 PM.


THE NEXT REGULAR MEETING IS SCHEDULED FOR
May 18, 2022

Respectfully submitted,



JoAnn Slivka
Secretary for the meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL April 20, 2022 MINUTES OF THE BACA GRANDE WATER AND SANITATION DISTRICT BY THE BOARD OF DIRECTORS SIGNING BELOW:



John Loll

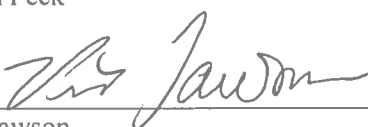


Dale Halley



Mike Smith

William Peck

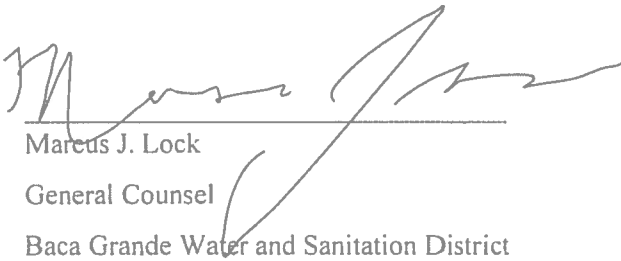


Vivia Lawson

ATTORNEY STATEMENT

Regarding Privileged Attorney-Client Communication

Pursuant to §24-6-402(2) (d.5) (II)(B), C.R.S., I attest that, in my capacity as the attorney representing the Baca Grande Water and Sanitation District, I attended the executive sessions on April 20, 2022, and it is my opinion that the portion of the executive session that was not recorded constituted attorney-client privileged communications.



Marcus J. Lock
General Counsel
Baca Grande Water and Sanitation District

**NOTICE OF REGULAR MEETING and AGENDA
BACA GRANDE WATER AND SANITATION DISTRICT
BOARD of DIRECTORS**

WHEN: Wednesday, April 20, 2022

TIME: 9:00 AM

WHERE: TELECONFERENCE VIA Zoom [Ctrl+click to join Zoom meeting](#) (see below)

<u>Board of Directors</u>	<u>Office</u>	<u>Term/Expiration</u>
John Loll	President	2022/May 2022
Dale Halley	Vice-President	2022/May 2022
Mike Smith	Treasurer	2023/May 2023
Bill Peck	Secretary	2023/May 2023
Viva Lawson	Assistant Secretary	2022/May 2022

I. Call to Order

- Present disclosures and potential conflicts of interest
 - Board Roll Call (Recognize guest speakers)
-

II. Approve Agenda

III. CONSENT AGENDA

Action: to approve

These items are considered routine and will be approved and/or ratified by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event, the item will be removed from the Consent Agenda and considered in the Regular Agenda.

A. Approve Minutes from the March 16, 2022 Regular Meeting

IV. PUBLIC COMMENT (ITEMS NOT ON THE AGENDA ONLY. NO ACTION MAY BE TAKEN).

Per Colorado Open Meetings Law, no Board discussion or action will take place until a later date, if necessary. Speakers must identify themselves with their full name and address. Each speaker's comments are limited to three minutes or less.

V. CUSTOMER REQUEST FOR WAIVER OF CONSOLIDATION FEES

- A. Herod Agenda Request
B. District Response
-

VI. BOARD AND STAFF REPORTS

- A. Board of Director Matters
- Public Meetings- C.R.S. 24-6-402
- B. District Manager Report (enclosure)
- Election Update
- C. Director of Utilities Report (enclosure)

VII. FINANCIAL MATTERS

- A. Review and approve the check register for the period ending April 20, 2022
(enclosure) Action: to approve

General	\$ 11,334.70
<u>Enterprise</u>	<u>\$ 67,601.82</u>
	\$ 78,936.52

- B. Financial Summary (enclosure)
-

- C. Element Engineering Proposal (enclosure)
-

VIII. LEGAL MATTERS

- A. Town of Crestone- Status of IGA (adjourn to Executive Session if necessary)
- Town Of Crestone “IGA” Negotiation Team
-

IX. EXECUTIVE SESSION

Adjourn to Executive Session pursuant to C.R.S. § 24-6-402(4) (a), (b), and (e), which respectively concern the purchase or lease of real property, specific legal advice from counsel, and determining positions relative to matters subject to negotiation regarding the lease rate for the next 20-year term of the Water Service Agreement and the terms and conditions for continued provision of sewer service to the Town of Crestone as well as negotiations related thereto.

X. OTHER BUSINESS

XI. ADJOURN

NEXT REGULAR MEETING IS SCHEDULED FOR May 18, 2022, at 9:00 AM

Join Zoom Meeting

<https://us02web.zoom.us/j/87269124750?pwd=ZmZVcTd2Y0UycW0vRmFWNS9wTU5WQT09>

Meeting ID: 872 6912 4750

Passcode: 638055

One tap mobile

+12532158782,,87269124750#,,,,*638055# US (Tacoma), +13462487799,,87269124750#,,,,*638055# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston)

Meeting ID: 872 6912 4750

Passcode: 638055



AGENDA ITEM REQUEST FORM

This form must be completed and attached to all supporting documentation for items to be included in the Board of Director's agenda. One (1) form per agenda item.

Date: March 9, 2022

Submitted By: Tom Herod Jr

Contact Phone # 512-585-5856

Email: tom@thfilms.com

Date of Board Meeting to consider this item: March 16, 2022

Board of Directors Action Requested: for Action for Information

Summary of Information:

ACTION REQUESTED: Please remove the charges for the consolidation of Lots 4150CS and 4144CR as the consolidation fees have already been paid on all the underlying adjacent lots 4144 through 41502 owned by Tom Herod Jr and Allene D Evans. We simply changed the boundary line between to adjacent consolidated parcels (previously named 4144C and 4148CR) that we owned. We did not change or remove any basis for Baca Water AOS fees. There were 2 parcels before the boundary change and there are still 2 parcels. Baca Resolution 2018-05-01 (2. b.) states that fees..."shall not apply..." for "...making minor boundary adjustments;"

Please see attached sheet for more detailed explanation.

Attachment for Summary in AGENDA ITEM REQUEST FORM

for Tom Herod, Jr. 3/16/22

EXPLANATION: We ask that the recent charges (\$1500) for lot consolidations for Lots 4144CR and 4250S be removed because they were applied based on an incorrect analysis and information. We own 9 adjacent lots in a row on Lovers Way. They had previously been consolidated into 2 parcels of 5 lots in 4148CR and 4 lots in 4144C. Water is available to all lots, but a sewer line extension from Prosperity Way is required.

After working with the Baca Water District for over 2 years to determine the potential cost of a sewer line extension, we determined that the construction cost to our preferred building site on the 4150 lot, inside the 4148CR parcel, was too expensive and that too many older trees would have to be cut to build our house.

Since we own all of the lots from 4144 to 4152, we could of course build in other areas on our property that would reduce the cost of the sewer line extension by shortening the distance of that extension and by requiring the removal of fewer trees. We determined that the best new location would be in what was previously known as lot 4147 and part of lot 4148. Unfortunately, the border between our two consolidated parcels fell in the middle of our new house location.

Since we own all the nine adjacent lots that comprised these 2 previously consolidated parcels, we went to Saguache County to change the legal border of the two adjacent consolidated parcels that we own.

Our other option would have to be combine all 9 lots into one large parcel. This would have prohibited us from selling part of the property AND eliminated the possibility of the District from having a potential future customer, in addition to us. In fact, we are now under contract to sell that parcel (4150CS); consequently, **there will soon be two new District customers on Lovers Way, because of our choice to move the boundary between our two parcels and not make one big parcel.**

In addition, in the case of Lot 4150CS, THERE WERE NO NEW LOTS CONSOLIDATED. Lot 4148CR via a Subdivision Application to Saguache County had 2 lots removed to become 4150CS. The Baca Water rules provide no authority for the District to charge fees for removing (or subdividing) lots from a consolidated parcel. There is only authority to charge fees for combining lots through consolidation.

Consolidation is defined as combining two or more lots there by REMOVING one or more of those lots from the tax rolls and REDUCING the number of lots subject to taxes and POA and Water District fees. WE DID NOT DO THAT. In August of 2021 we changed the boundary between our 2 parcels from the line between 4147 and 4148 to a boundary between 4149 and 4150. Before this technical change there were 2 consolidated parcels. After this technical change there are still 2 consolidated parcels. We did not change anything that had to do with the applicable taxes and number of lots subject to Baca Water AOS fees. Therefore, no new consolidation fees should have been charged by Baca Water for either 4144CR or 4150CS.

The practical effect of our boundary change is only that the names of the parcels changed and nothing else. The Consolidation fees of \$750 times 2 should not be legally applicable for simply changing the names of two already existing consolidated parcels.

In addition, in the case of Lot 4150CS, THERE WERE NO NEW LOTS CONSOLIDATED at all. Lot 4148CR via a Subdivision Application to Saguache County had 2 lots removed to become 4150CS. The Baca Water rules provide no authority for the District to charge fees for removing (or subdividing) lots from a consolidated parcel. There is only authority to charge fees for combining lots through consolidation.

REFERENCE MATERIAL

Excepts from Baca Resolution re Fees

Resolution No. 2018-05-01

CONCERNING THE IMPOSITION OF VARIOUS FEES, RATES, PENALTIES AND CHARGES FOR WATER AND SANITARY SEWER SERVICES AND FACILITIES

1. Definitions:

“**Consolidation**” shall include every action by which separate parcels of real property are combined into one parcel of real property.

Previous consolidations combined all of the 9 lots into 2 parcels. No additional lots were combined into these parcels. We simply changed the boundaries and the names of the existing parcels.

2. THE FEES AND CHARGES.

b. Transfer and Consolidation Payment. The Transfer and Consolidation Fees **shall not apply** to any of the following Transfers, ... Any Transfer made and delivered...;

making minor boundary adjustments; removing clouds of title; or granting easements, rights-of-way or licenses.

BACA GRANDE WATER AND SANITATION DISTRICT RESPONSE

1. HEROD REQUEST: (attached)

To waive fees related to the consolidation of Lots 4150CS and 4144CR, because they are based on an incorrect analysis and information. Customer states “Consolidations” are defined as combining two or more lots and the process he went through was simple a boundary name change.

2. SAGUACHE COUNTY RESOLUTIONS RECEIVED

There were two Parcels; 4144-C and 4148-CR

1. 4144-C

Reception # 353322. N/K/A Lot 4144-C, (F/K/A Lots 4144, 4145, 4146, 4147)

2. 4148-CR

Reception # 392635, N/K/A Lot 4148-CR (Lots 4148, 4149C, 4150 through 4152)

- 9/23/2021: Resolution # LU-2021-48, Reception # 394569. N/K/A Lot 4144-CR, (Lots 4144-C, 4148-S, 4149-S consolidated)¹ District charged \$750.00
- 9/23/2021: Resolution # LU-2021-49, Reception # 394570. To separate 4148-CR into 3 lots, 4150S, 4148S, 4149S, N/K/A Lot 4150-S. (Lots 4149-S and Lot 4148-S)² District charged \$750.00

The District inquired with Saguache County Land Use, they stated Lot 4150 is N/K/A Lot 4150-CS, lots 4150, 4151, 4152 are included in this parcel. We still do not have a clear resolution that states this nor is it reflected on the County Parcel Viewer or Assessor web site.

BACKGROUND:

In June 2021, the Baca Grande Water and Sanitation District received two requests from the Saguache County Land Use Dept. The first request was for a subdivision exemption³ and the second for consolidation⁴. We did not receive a request for a property line adjustment. The owner, Tom Herod also sent an explanation for the requests, that in 2020 he purchased lots 4152 and 4148 and consolidated them with lots that they already owned. After the consolidation was completed, Mr. Herod stated he had made a mistake in consolidating these lots into one parcel described as 4148CR (see June 15, 2021 Letter of explanation, from Tom Herod).⁵

In July 2021, as is the District’s practice, certified letters were mailed to the owner and to Saguache County stating that the District has no objection to the requests. The customer is also informed via certified mail that upon receipt of the County approval resolution, a fee of \$250 per lot will be assessed by the District. **Note-** the Baca Property Owners Association guidelines do not permit splitting lots following consolidation, but since the county permits it, they must comply. It is rare to see this type of request. The District does occasionally receive property line adjustment requests but there is no change on the account or additional work for staff for a lot line adjustment as it does not affect the billing account. A split of consolidated lots adds the same amount of work as a consolidation does, therefore it is treated the same way as a consolidation of lots.

THE PROCESS:

District staff perform the same actions for consolidations and lot splits. It is not a matter of simply renaming an account as the customer mentions in the attachment; it is a matter of creating a new parcel account that accurately reflects which lots are included in a consolidated parcel. A number of actions are performed to verify there is no reason for objection to the lot consolidation request. Each account is carefully reviewed for status of the tap fee, availability of services, any green belt or easement issues, meters that may be associated with the parcels, unpaid fees owed, etc. These actions are performed upon receipt of the request from Saguache County. Letters are then sent to both the County and the customer to notify them that the District has no objections to the request. The customer letter is sent certified to assure us that they

have received the letter that includes not only the approval from the District but also the total cost of the consolidation or split should the request be approved from the County. Once the District receives County approval, we perform several steps in our software that include changing location notes, final billing the consolidated accounts, and creation of the new account that includes the lots included in the new parcel. Detailed notes are written on the account for tracking purposes and a final letter is sent to the property owner.⁶

CONCLUSION:

Per District Resolution No. 2020-03-02, "*Consolidation*" shall include ***every action*** by which separate parcels of real property are combined into one parcel of real property.

District staff have spent many hours on this particular request because the final consolidated resolution was unclear. Staff worked hard to complete this request by communicating with the Baca Property Owners Association, the Saguache County Land Use Dept., the County Assessor and local realtors.

The fees charged are appropriate based on information received from Saguache County.

NOTES-ATTACHMENTS:

1. Resolution # LU-2021-48, Reception # 394569
2. Resolution # LU-2021-49, Reception # 394570
3. Saguache County Land Use
4. Saguache County Land Use
5. Letter of explanation, from Tom Herod
6. final letter is sent to the property owner

RECEIVED
OCT 04 2021



SCANNED

394569

1.

394569
1 of 2

9/23/2021 1:35 PM
R\$23.00 DS\$0.00

Trish Gilbert
Saguache County Cl

RESOLUTION
2021 LU-48

RESOLUTION, Vacation/Consolidation of Lots 4144-C, 4148-S and 4149-S, Baca Grande, Chalets Unit Two, Saguache County, Colorado, and

WHEREAS, Tom Herod Jr. and Allene D. Evans have submitted an application to vacate and consolidate Lots 4144-CR, 4148-S and 4149-S, Baca Grande, Chalets Unit Two, as shown on the accompanying survey plat titled Vacation Plat of Lot 4144-CR Located in Lots 4144-C, 4148-S and 4149-S, Chalets Unit Two, The Baca Grande Saguache County, Colorado, and

WHEREAS, the Saguache County Planning Commission has recommended approval of this request at their regular meeting on July 28, 2021, and

WHEREAS, notification of this application was mailed to all adjoining landowners and affected agencies with no comments being received, and


WHEREAS, the Saguache County Planning Commission finds that the proposed Vacation/Consolidation will not adversely affect adjoining properties, and

NOW THEREFORE BE IT RESOLVED, by the Saguache County Board of Commissioners that Lots 4144-C, 4148-S and 4149-S, Baca Grande, Chalets Unit Two, Saguache County, Colorado, are hereby vacated and consolidated and are now described as Lot 4144-CR containing 3.003 acres as shown on the accompanying survey plat titled. Vacation Plat of Lot 4144-CR Located in Lots 4144-C, 4148-S and 4149-S, Chalets Unit Two, The Baca Grande Saguache County, Colorado.

READ, MOVED and APPROVED this 17th day of August, 2021.

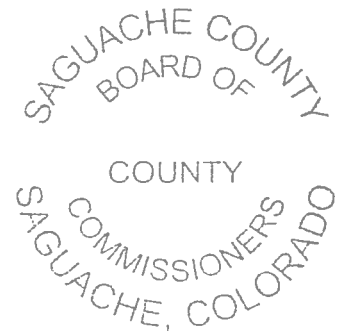

Chairman


Commissioner


Commissioner

ATTEST:


Clerk of the Board



RESOLUTION
LU-2021 -49

RESOLUTION, granting a Subdivision Exemption from the Land Development Code of Saguache County.

WHEREAS, Tom Herod Jr. and Allene D. Evans have applied for a Subdivision Exemption in order to divide a parcel of land within the Baca Grande Chalet Unit Two, Lot 4148-CR containing 2.545 Acres, into three lots. Lot 4150-S to contain 1.544 acres, Lot 4149-S to contain 0.50 acres and Lot 4148-S to contain 0.501 according to the survey plat titled Subdivision Plat of Lot 4148-CR, Located in Chalets Unit Two, The Baca Grande, Saguache County, Colorado, and

WHEREAS, the Board of County Commissioners find the division of land is not within the proposed of C.R.S. 30-8-10(10)(d), and

WHEREAS, the Saguache County Planning Commission has examined this request at their regular monthly meeting on July 28, 2021 and having found to reason to deny such a request, voted to recommend approval, and

WHEREAS, the Saguache County Board of Commissioners in approval of this request has granted exemption from the Saguache County Subdivision regulations, and

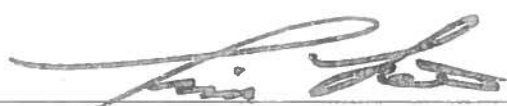
NOW, THEREFORE BE IT RESOLVED, by the Saguache County Board of Commissioners hereby grant Tom Herod Jr. and Allene D. Evans a Subdivision Exemption in order to divide a parcel of land within the Baca Grande Chalet Unit Two, Lot 4148-CR containing 2.545 Acres, into three lots. Lot 4150-S to contain 1.544 acres, Lot 4149-S to contain 0.50 acres and Lot 4148-S to contain 0.501 according to the survey plat titled Subdivision Plat of Lot 4148-CR, Located in Chalets Unit Two, The Baca Grande, Saguache County, Colorado,

AND, property ownership will transfer no later than sixty (60) days from the date of approval,


AND, landowners need to be aware that Lot 4150-S containing 1.544 acres, Lot 4149-S containing 0.50 acres and Lot 4148-S containing 0.501 acres, will fall under the Saguache County Blight regulations

AND, the landowners agree to the terms and conditions as set forth in this resolution.

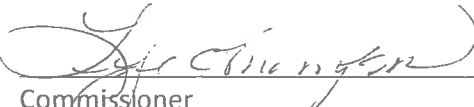
READ, MOVED and APPROVED THIS 17th day of August, 2021.



Chairman



Commissioner

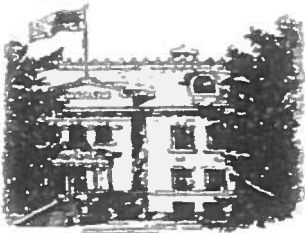


Commissioner

ATTEST:


Clerk of the Board





SAGUACHE COUNTY LAND USE

505 Third Street • P. O. Box 326

Saguache, Colorado 81149

Phone: (719) 655-2321 • Fax: (719) 655-2635

RECEIVED

JUN 26 2021

3.

landuse@saguachecounty-co.gov www.saguachecounty.net

June 17, 2021

Re: Baca Grande Subdivision, The Baca Grande, Chalet Unit Two, Lots 4144-CR, 4148-S and 1449-S, herein after referred to as "Subject Property".

4148 & one lot C
4149-S

Dear Property Owner or Taxing Entity;

In order to comply with certain Land Use regulations in Saguache County, Colorado this letter of notification is being sent to you.

According to records on file, you are a taxing entity or a property owner adjacent to this "Subject Property". Specifically, the request of Tom Herod Jr. and Allene D. Evans are applying to consolidate the "Subject Property." Should this Vacation/Consolidation be approved by Saguache County, certain lot lines of the "Subject Property" will be eliminated and this will result in one large parcel of land being created.

This Vacation/Consolidation would result in three lots being combined into one parcel. Presently the total acreage of each is approximately 2.002 acres, 0.501 acres and 0.500 acres more or less. The new configuration will contain approximately 3.003 more or less acres. The proposed future use of this property will be residential.

You as an adjacent property owner or taxing entity have the right to comment on this request. It is scheduled to be heard before the Saguache County Planning Commission meeting **July 28, 2021 at 5:00 p.m.** at the Road and Bridge conference room. If you have any comments or concerns you will need to get them to this office at least a minimum of 15 days prior to the Saguache County Planning Commission meeting. This time limit will give the landowner and the Saguache County Planning Commission time to review your concerns prior to the meeting so they can be discussed in the open meeting.

Saguache County Land Use Department
PO Box 326
Saguache, CO 81149

AND

Tom Herod Jr. & Allene D. Evans
1710 Travis Heights Blvd.
Austin, TX. 78704

Reference: "Herod/Evans" Consolidation request in your letter.

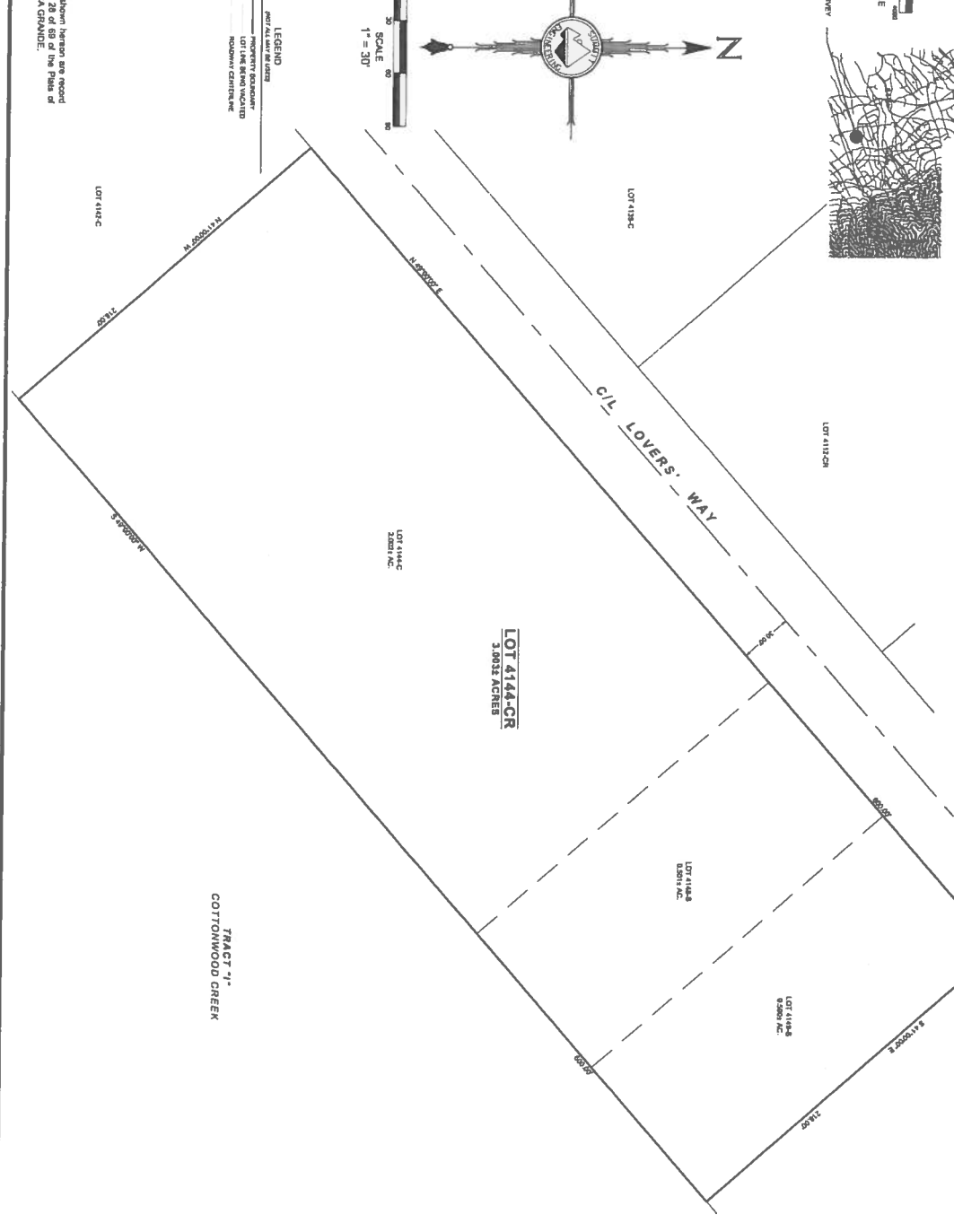
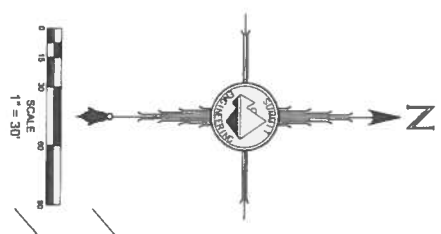
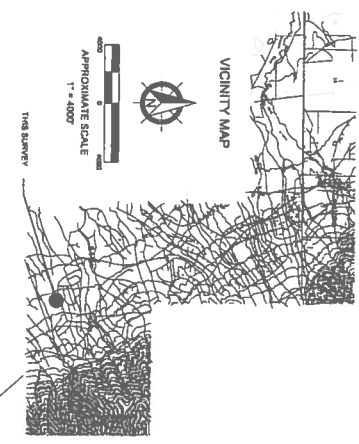
Sincerely,

Virginia Adams
Land Use Deputy

Land Use Staff

Amber Wilson, LU Administrator | Virginia Adams, Deputy | Jana DeHerrera, Clerk

VACATION PLAT OF LOT 4144-CR LOCATED IN LOTS 4144-C, 4148-S, AND 4149-S, CHALETS UNIT TWO, THE RACA GRANDE SAGUACHE COUNTY, COLORADO



NOTE: Distances and bearings shown herein are record dimensions as shown on Sheet 28 of 69 of the Plats of CHALETS UNIT TWO, THE RACA GRANDE.

NOTICE: ALL RIGHTS RESERVED
 THAT: The undersigned and the owners of 4144-CR situated in the UNB SURV. BUCK, COUNTY No. 3, Saguache County, Colorado and lying within the section boundary of lots 4144-C, 4148-S, AND 4149-S, CHALETS UNIT TWO, THE RACA GRANDE. THAT they have divided their said property to be divided and that these divisions or parts or all of their said property are shown on the accompanying survey plat do hereby certify as accurate in accordance with or better or other public ways or other uses as indicated.
 THAT they understand there may be unrecorded judgments, mortgages, liens, claims, or other interests in the property. Having been advised of the contents of the foregoing and the undersigned hereby certify that they have no such interests in the property.
 IN WITNESS WHEREOF the undersigned have caused their names to be lawfully subscribed
 at _____ City of _____ Co. A.D. 2021

Signature: _____
 Printed Name: _____
 STATE OF COLORADO } ss
 The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 2021, by _____ from _____ Co. and being duly sworn before me and that
 Signature: _____
 My commission expires _____

RETURNED CERTIFICATE
 I, _____, County Treasurer, do hereby certify that there are no unpaid taxes or other obligations of record against the above described real estate. In witness whereof, I have hereunto set my hand and seal this _____ day of _____, A.D. 2021.

 County Treasurer

PLANNING COMMISSION CERTIFICATE
 Approved this _____ day of _____, A.D. 2021, by _____
 County Planning Commission, Saguache County, Colorado.

 Chairman

COMMISSIONER CERTIFICATE
 Approved this _____ day of _____, A.D. 2021, by _____
 Board of Commissioners, Saguache County, Colorado.

 ATTEST: _____
 Clerk of the Board

CLIENT AND ENGINEER CERTIFICATE
 STATE OF COLORADO } ss
 COUNTY OF SAGUACHE } ss
 I, the undersigned, duly qualified and licensed as a Professional Engineer in the State of Colorado, do hereby certify that there are no unpaid taxes or other obligations of record against the above described real estate. In witness whereof, I have hereunto set my hand and seal this _____ day of _____, A.D. 2021, and a copy recorded in Registration No. _____
 Recorder's File No. _____ and _____

 Engineer

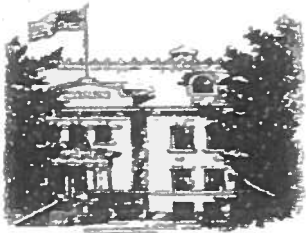
SHEET 1 OF 1

SUMMIT ENGINEERING CO.
 ENGINEERS & LAND SURVEYORS

LOCATED AT
 1317 STATE AVENUE ALAMOSA, CO 81101
 MAIL, P.O. BOX 1877 ALAMOSA, CO 81101
 PHONE: 719-549-6147 FAX: 719-549-4633
 summitengco@gmail.com

DATE: 08-08-2021
 DRAWN BY: KFA
 DRAFT: A
 JOB NO.: 210808VP-B

VACATION PLAT
 4144-CR
 COCHISE COUNTY
 SAGUACHE COUNTY, COLORADO



SAGUACHE COUNTY LAND USE

505 Third Street • P. O. Box 326
Saguache, Colorado 81149

RECEIVED
JUN 24 2021

Phone: (719) 655-2321 • Fax: (719) 655-2635

landuse@saguachecounty-co.gov www.saguachecounty.net

July 17, 2021

Re: Property located in a tract of land located in the Baca Grande Chalets Unit Two, Lot 4148-CR containing 2.545 acres, herein after referred to as "Subject Property".

Dear Property Owner or Taxing Entity,

In order to comply with certain Land Use Regulations in Saguache County, Colorado this letter of notification is being sent to you.

According to records on file in the Saguache County Assessor's Office you are a property owner or a taxing entity within 500 feet of Subject Property. Tom Herod Jr. and Allene D. Evans are requesting a Subdivision Exemption to divide a parent parcel of land containing 2.545 acres more or less into two lots. Lot 4148-S will contain 0.501 acres more or less, and

Lot 4150-CS will contain 1.54 acres more or less, located in the Subject Property. Present use of the property is Residential. Proposed use of the land if exemption is approved will be Residential.

The request will be heard by the Saguache County Planning Commission on **July 28, 2021 at 5:00 p.m.** at the Saguache County Road and Bridge Meeting Room.

The application is on file in the Saguache County Land Use Department and is available for review during normal business hours. All interested parties may attend the Saguache County Planning Commission meeting. If you have any comments or concerns regarding this application you will need to submit them, in writing, to the Land Use office on or before **July 09, 2021**. This time limit will give the landowners and the Planning Commission member's time to review your concerns or comments prior to the meeting so they can be discussed in session.

Should you need additional information or would like to make comments please do so in writing to;

Saguache County Land Use Department
PO Box 326
Saguache, CO 81149

AND

Tom Herod Jr. & Allene D. Evans
1710 Travis Heights Boulevard
Austin, TX. 78704

Please reference "Herod/Evans" Subdivision Exemption in your return letter.

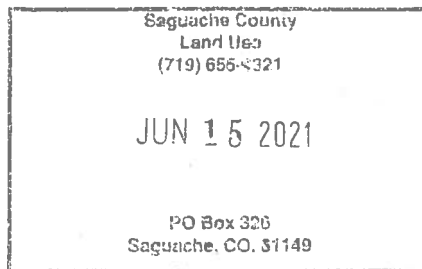
Sincerely

Virginia Adams
Saguache County Land Use Deputy

Land Use Staff

Amber Wilson, LU Administrator | Virginia Adams, Deputy

June 15, 2021



Saguache County Planning Commission and Saguache County Commissioners Court

LETTER OF EXPLANATION RE SUBDIVISION EXEMPTION AND CONSOLIDATION APPLICATIONS

Dear Commissioners:

Thank you for previously approving our application to consolidate Lots 4148, 4149C and 4152 into 4148CR on Lovers Way in Chalet 2 of the Baca Grande.

In 2020 we were able to purchase 4152 and 4148, which were adjacent to lots that we already owned, 4149C and 4144C. We chose to consolidate those new lots with 4149C where we intended to build a residence.

Unfortunately, we made the consolidation judgment before attending the Baca POA's Firewise Zoom presentation and spending the month of May in the Crestone area. It became clear that we chose the wrong location for our house for fire and sewer access reasons. We made a mistake.

By walking the land instead of studying maps on paper, it is clear that it would be better for us to build on what were originally Lots 4147 and 4148.

We now own 9 lots (in two consolidated parcels) in a row on Lovers Way (formerly lots 4144, 45, 46, 47, 48, 49, 50, 51, 52). The purpose of our applications for a Subdivision Exemption and Consolidation, is to simply change the border between our two parcels from what was lot 4147 and 4148 to a new border between what was lot 4149 and 4150, making what were 4148 and 4149 a part of the downhill parcel, 4144C, instead of part of our uphill parcel (currently 4148CR which will become 4150S if you approve our applications). The result will remain 2 consolidated parcels, just different borders.

We apologize for our previous error in judgment and for asking the Commissioners to go through this consolidation process with us a second time. We greatly appreciate your patience and consideration of this request.

Thank you,

Tom Herod, Jr. and Allene Evans



Baca Grande Water and Sanitation District
P.O. Box 520 | 57 Baca Grant Way S
Crestone, CO 81131-0520
719-256-4310
www.bacawater.com

10/7/2021

Tom Herod Jr. & Allene D.Evans
1710 Travis Heights Boulevard
Austin, TX 78704

Re: Split and Consolidation of Lots 4148S 4149S 4150S & 4144C 4148S 4149S

Dear Tom Herod Jr. & Allene D.Evans,

The Baca Grande Water and Sanitation District is happy to inform you that your lot split and consolidation process has been implemented on Lot(s) 4148S 4149S 4150S & 4144C 4148S 4149S .

Your new account number for lot **4144CR** is **22414401**

Your new account number for lot **4150CS** is **22415001**

The consolidation fee is \$250/per lot and these fees of \$750.00 has been added to each of your new accounts. You should see this on the next bill.

Also note if there was an AOS yearly fee of \$150.00 on any of your vacant lots, those fees have also been moved over to your consolidated account.

If there was an auto pay set up on any of the lots in the consolidation, you will need to reactivate auto pay. Please log on to www.xpressbillpay.com to reactivate auto pay. If you need help with this or have any questions please let us know.

Sincerely,

Administrative Staff



DISTRICT MANAGER REPORT

To: Baca Grande Water and Sanitation District Board of Directors

From: JoAnn Slivka, District Manager

Date: April 15, 2022

Election Update:

- Special District Election - May 3, 2022.
The seats for directors John Loll, Dale Halley and Vivia Lawson will be open.
The terms will be three (3) years.
The following candidates will appear as named below in the following order on the ballot-
 1. Vivia Lawson
 2. Michael Scully
 3. Dale W. Halley
 4. Kyle Morgan
 5. Michael Reid
 6. John Loll
 7. Rick Hart
 8. dan gray
- IMPORTANT DATES AND MILESTONES:
 - ✓ April 1: As required the Notice of a Mail Ballot Election was published in the Crestone Eagle, submitted to the County Clerk & Recorder, posted at the District office, and on the District web site
 - ✓ April 4: Staff were sworn in as Election Workers and received the necessary training
 - Staff prepared the district office for the election
 - Supplies ordered
 - Signage and 100 ft. limit posted
 - Ballot box set up
 - ✓ April 11: 1247 Ballots were mailed to district voters
 - ✓ April 13: Canvass Board members selected
 - ✓ April 25: Election Judge training begins
 - ✓ May 3: Mail Ballot Election
 - ✓ May 16: Canvass Board will certify the election. We will also administer and issue the Oath of Office of each elected director at this time in order to have enough time to file with the county clerk before the 1st meeting.





Town of Crestone

- February 20, 2022: A Letter and an extension of the 2002 Intergovernmental Agreement (IGA) from the District and Legal Counsel were submitted to the Town of Crestone on February 20, 2022, twenty years to date, from the original 2002 IGA.
- March 8: BGWSD received a CORA request for records from [Baseline Engineering Corporation](#) on behalf of the Town of Crestone
- March 9: District receives a request for a site visit with Colorado Department of Local Affairs Small Communities Water and Wastewater Project Development Program working with the Town of Crestone
- March 16, 2022: The District received from the Town of Crestone a Counterproposal and a Report from Baseline Engineering
- April 1: District began charging the 2022 rate of \$10.58/1000 gl. of flow, up from \$5.25/1000
- April 5: The Town requested that the ToC Trustees attend the District's April meeting to answer any questions BGWSD BoD may have and explain their proposal

2022 I.T. Updates

- **Xerox WorkCentre Lease Agreement:**
We are still waiting for delivery of the new Xerox equipment.
- **Board eMail addresses:** as reported at the February meeting, Google made an announcement that on July 1st 2022, all users that have Google Apps Legacy free will need to convert to Google Apps paid. The price will be \$72 per user, per year. WSB IT Support and I reviewed our current email accounts; we have reduced the list of users from twenty-seven accounts down to ten. We discussed options for board member emails and a solution was implanted the week of March 14th. Directors were notified of the changes and I updated the annual transparency notice and web site with current board member email addresses.

Master Plan

- Mr. Marcotte has provided a proposal and updated scope of work for the next five years that will be included in your meeting packet. I recommend approval of the proposal.

LEAP

- Exciting news, LEAP has received more funding and it will be enough for next season, so customers can apply again. We put an announcement in the April edition of the Eagle. More information can also be found on the District's web site [bacawater.com](#). We have received a report that six district customers have received assistance for a total of \$1900.33 for the month of March.

Personnel, Board and Staffing Updates

- Congratulations to Bryan Howard for passing his Wastewater C Certification.
- Job opportunity announcements are posted on the district web site and published in the Crestone Eagle.
- We had one reported Worker Compensation claim this period; an operator had an accident and had to go to the emergency room. We are grateful that he was released without incident and able to return to work with no restrictions.
- Operations staff have started a summer schedule working shifts of four-tens

Expenditures and Reimbursements

- Health & Safety expenditure records were submitted to CSDLP (Colorado Special District Liability Pool) and we received reimbursement of \$260.13.
- We received a dividend check for \$2,701 for our portion of the Pinnacle Assurance 2022 general dividend for the period of 10/10/2020 to 01/01/2021.
- The District contributed \$2508.00 for road base and pit run for the KTTG road project.

CWLI Initiative

- Phase II of the Colorado Water Loss Initiative (CWLI)
We have received the recommendation from the CWLI Technical Assistance (TA) Team. The technical assistance opportunities being offered will help our system identify specific water loss recovery opportunities. These opportunities will entail more detailed analysis of additional data and/or field work. The District Water Loss Team will review the technical assistance alternatives prior to selecting the preferred technical assistance. We will then complete an agreement with TA and proceed to planning and scheduling.

Tower Proposal:

- Per the Board's direction I contacted Mr. DeNaro about having a public meeting. He was on Spring Break for a few weeks so we are discussing a meeting later in May after the elections.

SLVREC:

- Gary and I met with the Project Manager and crew regarding the SLVREC Baca Wagon Wheel Project. This year's work will have very little impact near district infrastructure. They may use the area around district property as a staging area.

Compliance:

- Annual Consumer Confidence- Water Quality Report: The annual report has been completed and mailed to District customers. We had no violations in 2021.
- Aspen Wastewater Treatment Facility (AWWTF): The compliance inspection for AWWTF is scheduled for June 1, 2022.

What's happening here? – Mr. Potter will be reporting

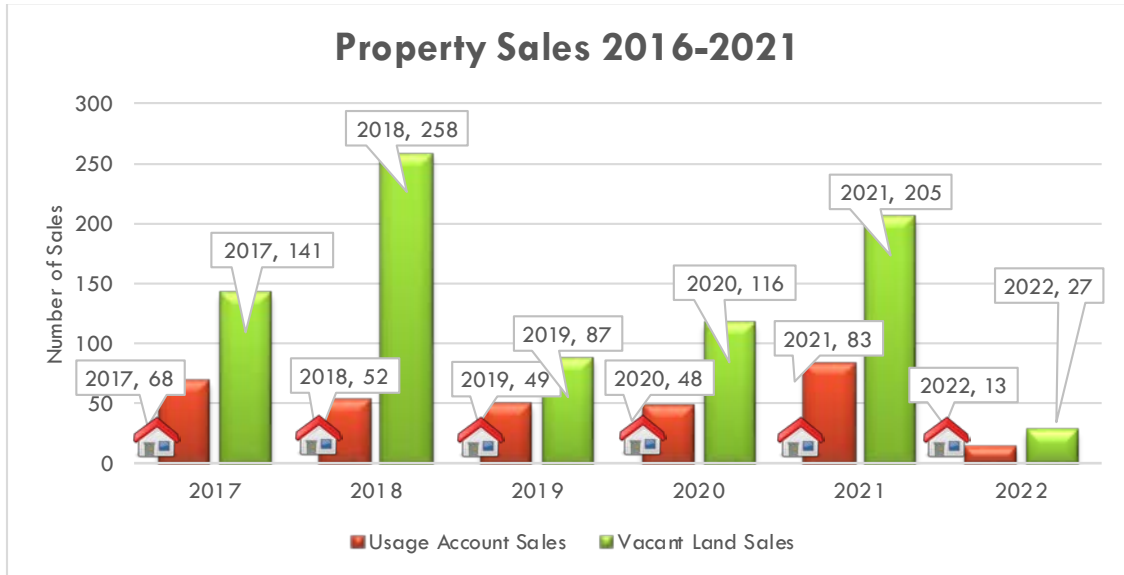


ADMINISTRATIVE REPORT – March 2022

UTILITY BILLING ACTIVITY

Customer Utility Billing		
Billing Category	Number of Accts	Amount Billed
Late Fees	46	\$ 690.00
Usage Customers Billed - Water	799	\$39,576.09
Usage Customers Billed - Sewer	775	\$35,143.20
EQR Fees	28	786.54
Transfer Fees	47	\$12,250
On/Off Fees	5	\$125.00
Tap Fees	1	10,000
Town of Crestone Sewer		
Month	Total Monthly Flow (gallons)	Amount Billed
January	461,135	\$2,425.57
February	427,186	\$2,247.00
March	444,100	\$4,698.59
April		
May		
June		
July		
August		
September		
October		
November		
December		
Totals	1,332,421	\$9,371.16

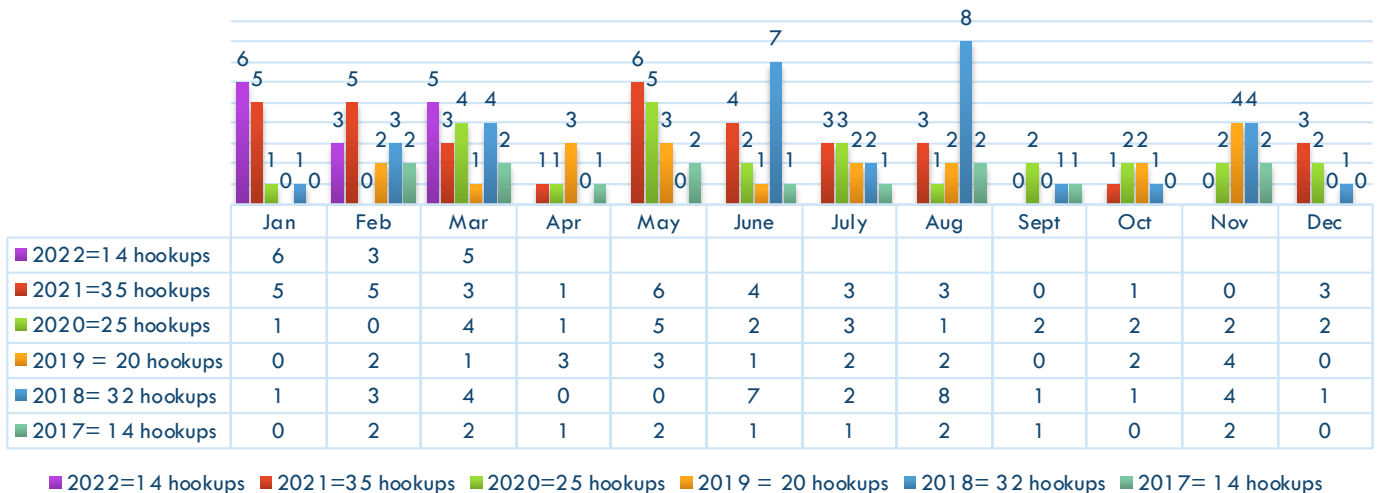
MARCH PROPERTY SALES: 7 HOMES 17 LOTS



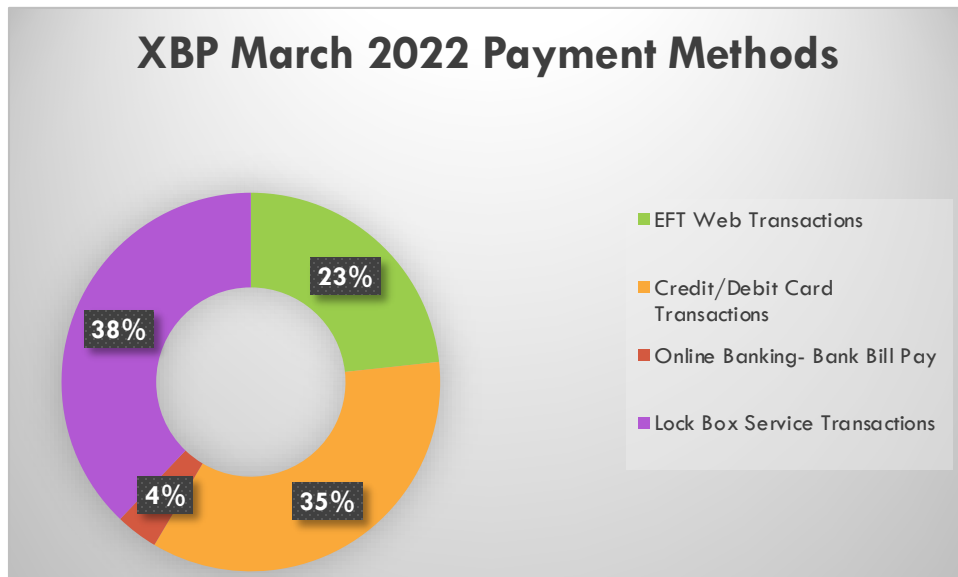
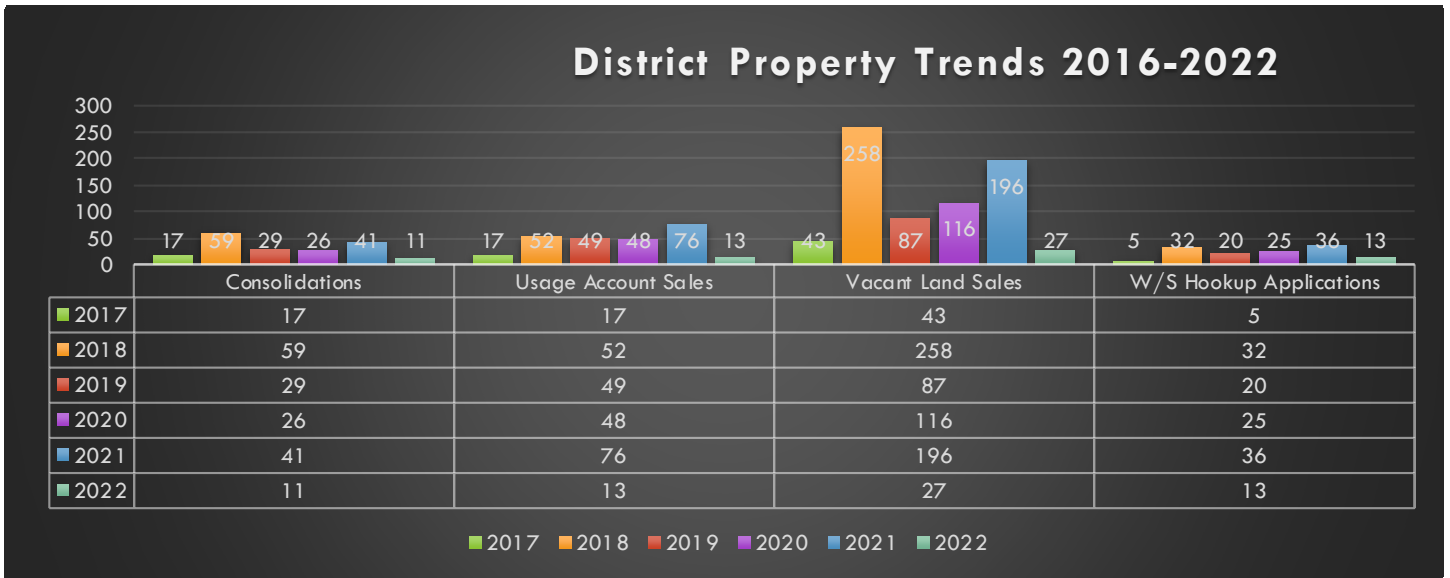
2022 WATER-SEWER HOOKUP APPLICATIONS

5 - APPLICATION(S) RECEIVED IN MARCH

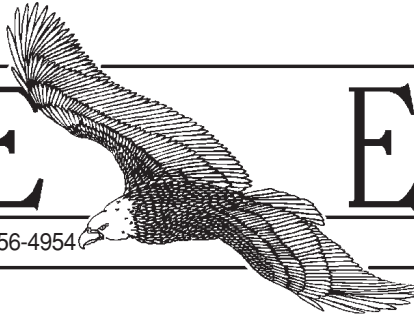
Water-Sewer Hookups 2016-2022



2022 PROPERTY TRENDS AND XBP PAYMENT METHODS



The CRESTONE EAGLE



Box 101 • Crestone, CO 81131 • Ph:719-256-4956 • Fax:719-256-4954

info@crestoneeagle.com

NOTICE OF MAIL BALLOT ELECTION

§1-13.5-1105(2)(d), 1-13.5-502

TO WHOM IT MAY CONCERN and particularly to the electors of the Baca Grande Water and Sanitation District of Saguache County, State of Colorado:

NOTICE IS HEREBY given that a regular election of the Baca Grande Water and Sanitation District shall be held on Tuesday, May 3, 2022, from 7:00 a.m. until 7:00 p.m. The election is being conducted as a mail ballot election. Mail ballots are required to be mailed to eligible electors between 22 and 15 days prior to the election date.

At said election, the electors of the District shall vote for Directors to serve the following terms of office on the Board of Directors of the District:

The names of persons nominated as Director for a THREE-Year Term:

Vivia Lawson
Michael Scully
Dale W. Halley
Kyle Morgan
Michael Reid
John A. Loll
Rick Hart
dan gray

The address of the location for application and the return of mail ballots and the hours during which the office will be open: 57 Baca Grant Way S., Crestone, CO 81131.

The office is open Monday through Friday, between the hours of 9:00 a.m. and 4:30 p.m., beginning at least 22 days prior to Election Day (April 13th) and from 7:00 a.m. until 7:00 p.m. on Election Day (May 3rd).

Baca Grande Water and Sanitation District
Judy Egbert - Designated Election Official, 719-580-9357

Published in: The Crestone Eagle, April 1, 2022

Notice of Mail Ballot Election

Published: April, 2022

Size: 2 x 6.5

Cost: \$156.00

Bill:

Baca Grande Water & Sanitation
District

PO Box 520

Crestone, CO 81131

BACA GRANDE WSD 2022 Drinking Water Quality Report

Covering Data For Calendar Year 2021

Public Water System ID: CO0155200

Esta es información importante. Si no la pueden leer, necesitan que alguien se la traduzca.

We are pleased to present to you this year's water quality report. Our constant goal is to provide you with a safe and dependable supply of drinking water. Please contact Gary Potter at 719-256-4310 with any questions or for public participation opportunities that may affect water quality.

General Information

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline (1-800-426-4791) or by visiting epa.gov/ground-water-and-drinking-water.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immunocompromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV-AIDS or other immune system disorders, some elderly, and infants can be particularly at risk of infections. These people should seek advice about drinking water from their health care providers. For more information about contaminants and potential health effects, or to receive a copy of the U.S. Environmental Protection Agency (EPA) and the U.S. Centers for Disease Control (CDC) guidelines on appropriate means to lessen the risk of infection by Cryptosporidium and microbiological contaminants call the EPA Safe Drinking Water Hotline at (1-800-426-4791).

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity. Contaminants that may be present in source water include:

- **Microbial contaminants:** viruses and bacteria that may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- **Inorganic contaminants:** salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- **Pesticides and herbicides:** may come from a variety of sources, such as agriculture, urban storm water runoff, and residential uses.
- **Radioactive contaminants:** can be naturally occurring or be the result of oil and gas production and mining activities.
- **Organic chemical contaminants:** including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, and also may come from gas stations, urban storm water runoff, and septic systems.

In order to ensure that tap water is safe to drink, the Colorado Department of Public Health and Environment prescribes regulations limiting the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration regulations establish limits for contaminants in bottled water that must provide the same protection for public health.

Lead in Drinking Water

If present, elevated levels of lead can cause serious health problems (especially for pregnant women and young children). It is possible that lead levels at your home may be higher than other homes in the community as a result of materials used in your home's plumbing. If you are concerned about lead in your water, you may wish to have your water tested. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. Additional information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at epa.gov/safewater/lead.

Source Water Assessment and Protection (SWAP)

The Colorado Department of Public Health and Environment may have provided us with a Source Water Assessment Report for our water supply. For general information or to obtain a copy of the report please visit wqcdcompliance.com/ccr. The report is located under "Guidance: Source Water Assessment Reports". Search the table using 155200, BACA GRANDE WSD, or by contacting Gary Potter at 719-256-4310. The Source Water Assessment Report provides a screening-level evaluation of potential contamination that **could** occur. It **does not** mean that the contamination **has or will** occur. We can use this information to evaluate the need to improve our current water treatment capabilities and prepare for future contamination threats. This can help us ensure that quality finished water is delivered to your homes. In addition, the source water assessment results provide a starting point for developing a source water protection plan. Potential sources of contamination in our source water area are listed on the next page.

Please contact us to learn more about what you can do to help protect your drinking water sources, any questions about the Drinking Water Quality Report, to learn more about our system, or to attend scheduled public meetings. We want you, our valued customers, to be informed about the services we provide and the quality water we deliver to you every day.

Our Water Sources

<u>Sources (Water Type - Source Type)</u>	<u>Potential Source(s) of Contamination</u>
MOTEL WELL NO 1 (Groundwater-Well) WELL NO 18 (Groundwater-Well) WELL NO 17 (Groundwater-Well)	Existing/Abandoned Mine Sites, Other Facilities, Low Intensity Residential, Row Crops, Pasture / Hay, Deciduous Forest, Evergreen Forest, Mixed Forest, Septic Systems, Road Miles

Terms and Abbreviations

- **Maximum Contaminant Level (MCL)** – The highest level of a contaminant allowed in drinking water.
- **Treatment Technique (TT)** – A required process intended to reduce the level of a contaminant in drinking water.
- **Health-Based** – A violation of either a MCL or TT.
- **Non-Health-Based** – A violation that is not a MCL or TT.
- **Action Level (AL)** – The concentration of a contaminant which, if exceeded, triggers treatment and other regulatory requirements.
- **Maximum Residual Disinfectant Level (MRDL)** – The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.
- **Maximum Contaminant Level Goal (MCLG)** – The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.
- **Maximum Residual Disinfectant Level Goal (MRDLG)** – The level of a drinking water disinfectant, below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.
- **Violation (No Abbreviation)** – Failure to meet a Colorado Primary Drinking Water Regulation.
- **Formal Enforcement Action (No Abbreviation)** – Escalated action taken by the State (due to the risk to public health, or number or severity of violations) to bring a non-compliant water system back into compliance.
- **Variance and Exemptions (V/E)** – Department permission not to meet a MCL or treatment technique under certain conditions.
- **Gross Alpha (No Abbreviation)** – Gross alpha particle activity compliance value. It includes radium-226, but excludes radon 222, and uranium.
- **Picocuries per liter (pCi/L)** – Measure of the radioactivity in water.
- **Nephelometric Turbidity Unit (NTU)** – Measure of the clarity or cloudiness of water. Turbidity in excess of 5 NTU is just noticeable to the typical person.
- **Compliance Value (No Abbreviation)** – Single or calculated value used to determine if regulatory contaminant level (e.g. MCL) is met. Examples of calculated values are the 90th Percentile, Running Annual Average (RAA) and Locational Running Annual Average (LRAA).
- **Average (x-bar)** – Typical value.
- **Range (R)** – Lowest value to the highest value.
- **Sample Size (n)** – Number or count of values (i.e. number of water samples collected).
- **TT**- Treatment Technique
- **Parts per million = Milligrams per liter (ppm = mg/L)** – One part per million corresponds to one minute in two years or a single penny in \$10,000.
- **Parts per billion = Micrograms per liter (ppb = ug/L)** – One part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.
- **Not Applicable (N/A)** – Does not apply or not available.
- **Level 1 Assessment** – A study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.
- **Level 2 Assessment** – A very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Detected Contaminants

BACA GRANDE WSD routinely monitors for contaminants in your drinking water according to Federal and State laws. The following table(s) show all detections found in the period of January 1 to December 31, 2021 unless otherwise noted. The State of Colorado requires us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year, or the system is not considered vulnerable to this type of contamination. Therefore, some of our data, though representative, may be more than one year old. Violations and Formal Enforcement Actions, if any, are reported in the next section of this report.

Note: Only detected contaminants sampled within the last 5 years appear in this report. If no tables appear in this section then no contaminants were detected in the last round of monitoring.

Disinfectants Sampled in the Distribution System						
TT Requirement: At least 95% of samples per period (month or quarter) must be at least 0.2 ppm OR If sample size is less than 40 no more than 1 sample is below 0.2 ppm						
Typical Sources: Water additive used to control microbes						
Disinfectant Name	Time Period	Results	Number of Samples Below Level	Sample Size	TT Violation	MRDL
Chlorine	01/01/2021 To 12/31/21	<u>Lowest period</u> percentage of samples meeting TT requirement: 100%	0	24	No	4.0 ppm

Lead and Copper Sampled in the Distribution System								
Contaminant Name	Time Period	90 th Percentile	Sample Size	Unit of Measure	90 th Percentile AL	Sample Sites Above AL	90 th Percentile AL Exceedance	Typical Sources
Copper	05/18/2021 to 06/01/2021	0.82	20	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	10/25/2021 to 11/15/2021	3	20	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Copper	10/25/2021 to 11/15/2021	0.66	20	ppm	1.3	0	No	Corrosion of household plumbing systems; Erosion of natural deposits
Lead	05/18/2021 to 06/01/2021	3	20	ppb	15	0	No	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts Sampled in the Distribution System

Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Total Trihalomethanes (TTHM)	2021	2.3	2.3 to 2.3	1	ppb	80	N/A	No	Byproduct of drinking water disinfection

Inorganic Contaminants Sampled at the Entry Point to the Distribution System

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	MCL	MCLG	MCL Violation	Typical Sources
Barium	2020	0.04	0.04 to 0.04	1	ppm	2	2	No	Discharge of drilling wastes; discharge from metal refineries; erosion of natural deposits
Nitrate	2021	0.22	0.22 to 0.22	1	ppm	10	10	No	Runoff from fertilizer use; leaching from septic tanks, sewage; erosion of natural deposits

Secondary Contaminants**

**Secondary standards are non-enforceable guidelines for contaminants that may cause cosmetic effects (such as skin, or tooth discoloration) or aesthetic effects (such as taste, odor, or color) in drinking water.

Contaminant Name	Year	Average	Range Low – High	Sample Size	Unit of Measure	Secondary Standard
Sodium	2020	9.5	9.5 to 9.5	1	ppm	N/A

Violations, Significant Deficiencies, and Formal Enforcement Actions

No Violations or Formal Enforcement Actions

Baca Grande Water and Sanitation District
Monthly Operations Report

April 20th, 2022



Skunk found in meter pit by operations staff 3/29/22.

Facilities Updates

Water Facilities											
Well 18		Moonlight Transfer Station		Ridgeview Transfer Station		Fallen Tree Transfer Station		Pinecone Booster Station		Shumei Booster Station	
Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2

Wastewater Facilities									
Aspen WWTP		Stables Lift Station		Wagon Wheel Lift Station		MHE Lift Station		Dharma Ocean Lift Station	
Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2	Pump 1	Pump 2

Service Vehicles				
Truck 1	Truck 2	Truck 3	Truck 4	Truck 5

Equipment				
Vector Truck	Dump Truck	Backhoe	Skid steer	Excavator

- **Well 18**
 - Booster Pump 320 failed pump and motor are being rebuild by Denver Industrial Pump
 - Back up motor also failed and will need to be rebuilt
 - Electrical equipment failure for the well 18 pump
- **Aspen WWTP**
 - Electrical component fail for pump 1 part was ordered and replace by Valley Electric
- **Wagon Wheel Lift Station**
 - Pump 2 needs to be wired into the panel, beyond the ability of our usual electrician, I am in search of new electrician.

- **Truck 2**
 - When in for routine oil change and inspection
 - Is currently being worked on for the heater not working

Operations Updates

- **Consumer Confidence Report (CCR)**
 - Annual report due by June 30th for the previous years
 - Intended to share water quality results with the public and highlight any violation for the previous year
 - 2021 CCR has been mailed
 - Happy to report, NO Violations
- **Lead and Copper**
 - 20 samples required every 6 months
 - Only residence considered the highest risk are sampled
 - First 20 samples have been collected and sent to the lab.
- **Annual Backflow Report**
 - Due annually on May 1 for previous year
 - I expect that we will be 100% in compliance for 2021
- **Colorado Water Loss Initiative (CWLI) Update**
 - Well 18 Meter Test
 - Still working on the 2021 Water Audit
- **AWWTP**
 - Compliance inspection from CDPHE June 1st
- **Meter Pit Issues**
 - 20 new applications in 2022
 - 10 active application from 2021
 - 2 temporary pits installed
 - 10 Pit that have been on order since April 2021 ship date pushed back to May 21st. (Maybe?)
 - 20 that were supposed to arrive in June should be coming TODAY! (no lids)
- **Auto Sampling Equipment**
 - Auto-samplers are purchased
 - Installation and Training scheduled for May 3rd.

➤ **Water and Sewer Mainline Extensions**

- Pre-construction meeting for sewer line extension on Lovers Way is completed
- Construction should start next few weeks

➤ **Water Leaks**

- 3 major break on Baca Grant way
- 2 smaller leaks on meter pits

➤ **Accidents**

- An employee hit his head while operation a vacuum trailer on 4-8-22
- Employee was taken to the clinic and then the ER by another employee
- Employee was determined to not have a concussion and release from the ER.

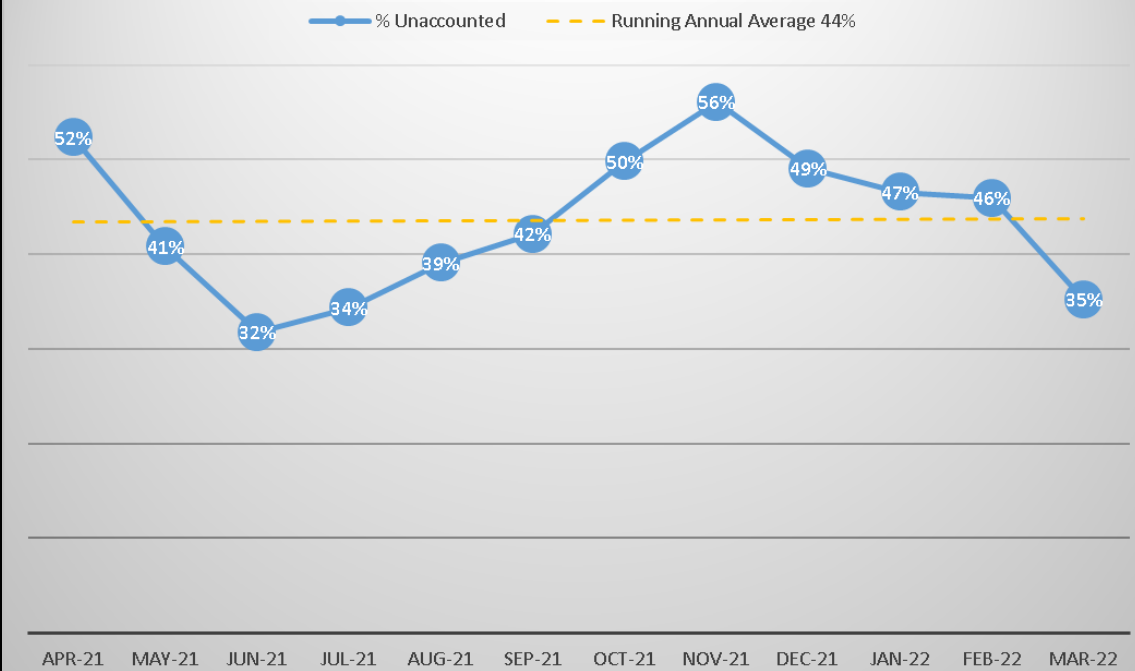
➤ **Unaccounted Water**

- Wells 17 and 18 produced 3,342,414 gallons of water in the month of March
- The District sold its customers 2,165,000 gallons of water in the month of March, leaving 1,177,417 gallons unaccounted for.
- 35% of the water produced is unaccounted for in the month of March.

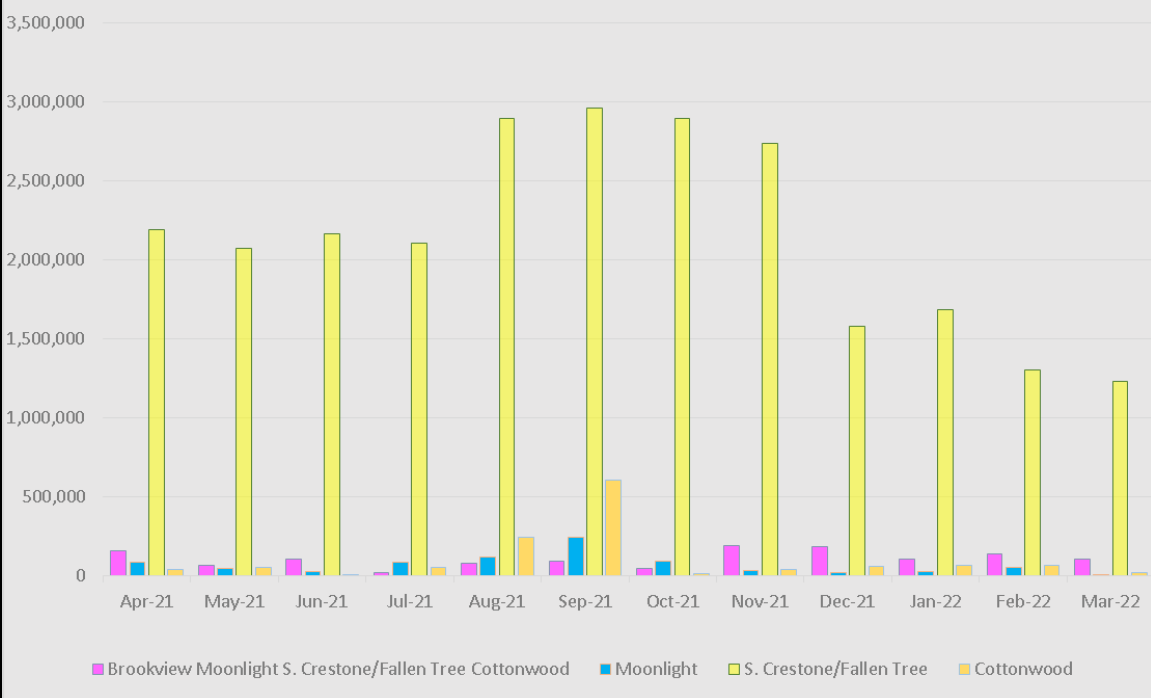
➤ **Aspen WWTP and Town of Crestone Loading**

- Aspen WWTP averaged 39% of hydraulic loading capacity in the month of March, the Town of Crestone contributed and average of 24% of the treatment plants hydraulic load.
- Aspen WWTP averaged 80% of organic loading capacity in the month of March. The Town of Crestone contributed an average of 19% of the treatment plants organic load.

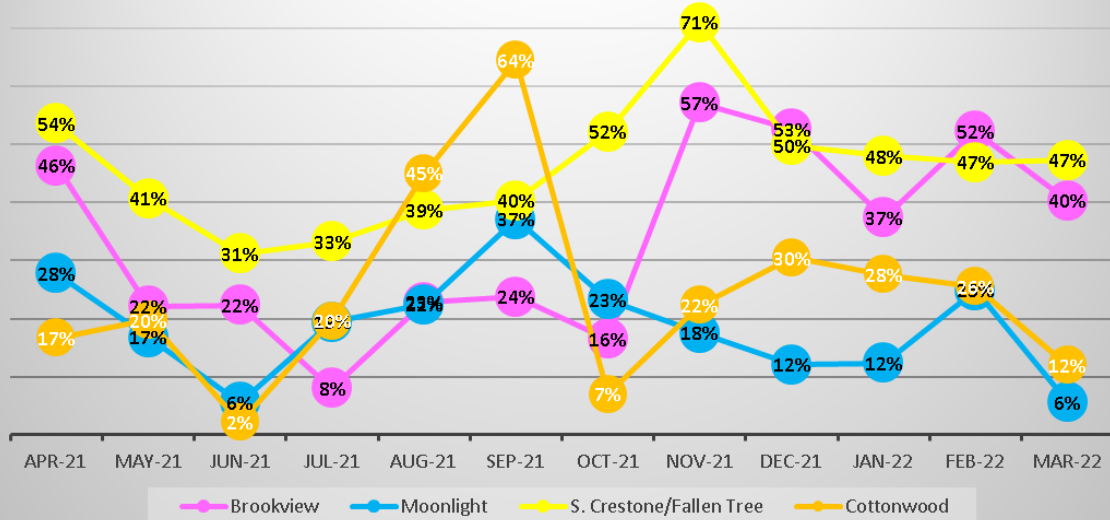
Total Unaccounted Water by Month



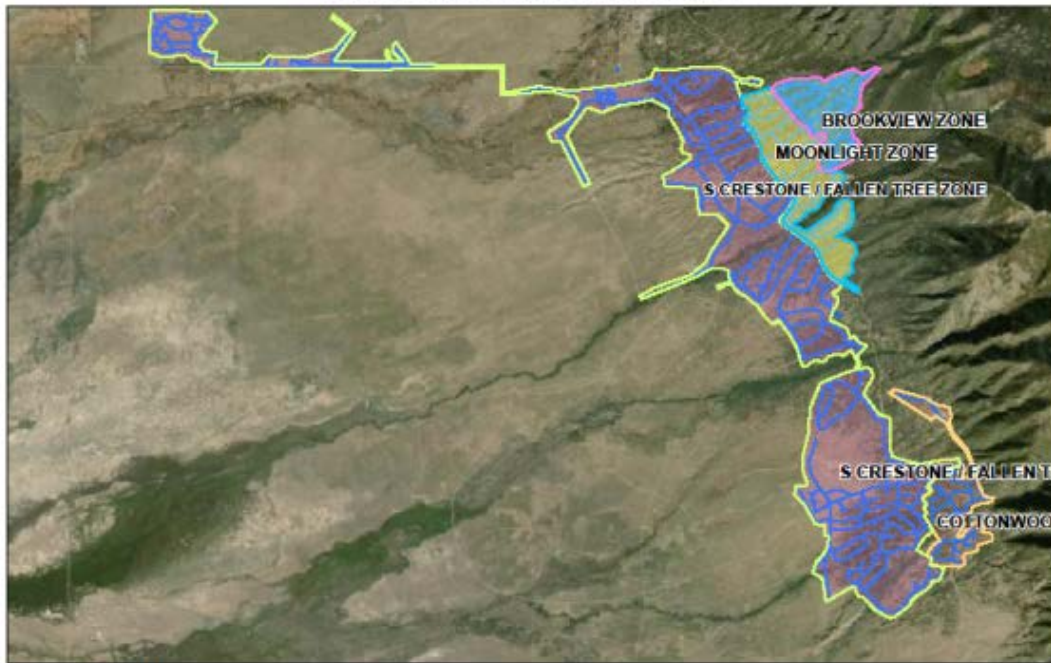
Total Monthly Unaccounted in Gallons by Pressure Zone



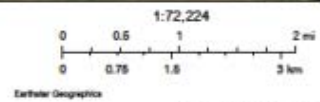
Monthly Unaccounted Water By Pressure Zone



BGWSD Unaccounted Water Zone's

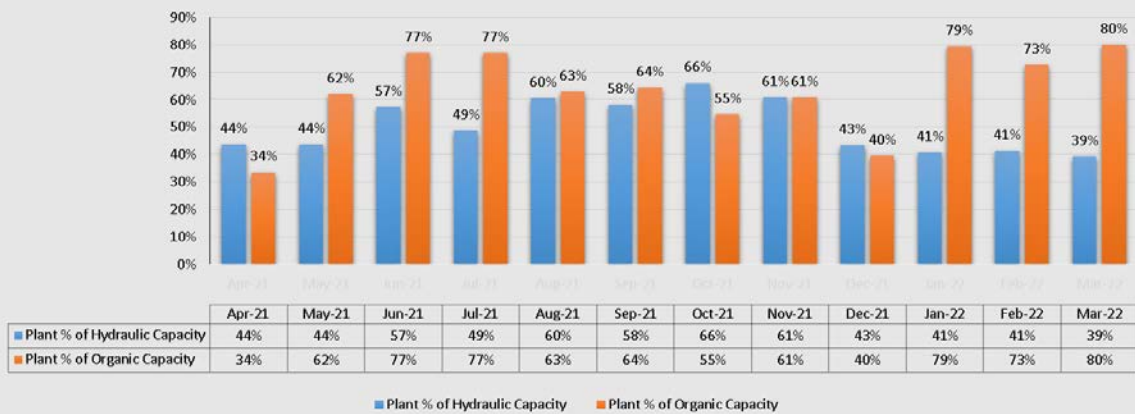


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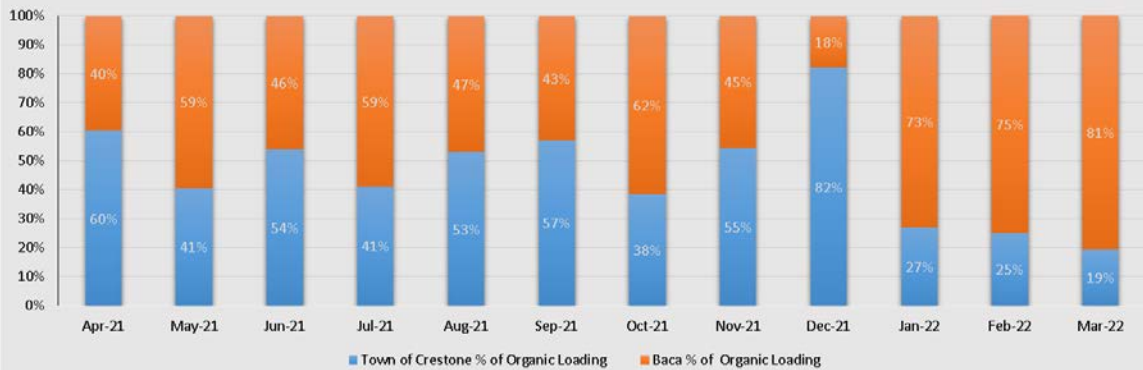


Base Ortho Water and Delineation
Earthstar Geographics

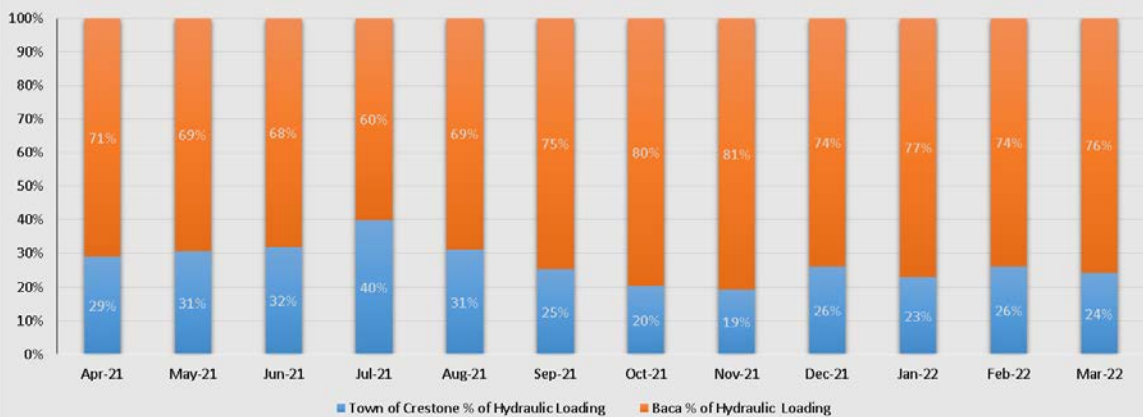
Percentage of Plant Capacities by Month at Aspen Wastewater Treatment Plant



Average % of Total Organic Loading of Aspen Wastewater Treatment Plant by Month of 2021-2022



Average % of Total Hydraulic Loading of Aspen Wastewater Treatment Plant by Month 2021-2022



Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
92441					
04/20/2022	CEBT	INV 0048300	4-530500	Health Insurance	10,733.82
Total 92441:					10,733.82
92442					
04/20/2022	Centratel, LLC	2204022091	4-500406	Phone Answering Service	336.54
Total 92442:					336.54
92443					
04/20/2022	Colorado PERA	207561	1-506050	Elections	668.49
Total 92443:					668.49
92444					
04/20/2022	Consolidated Communications	CC-22-04	4-505027	Office / Cell Phones	480.24
Total 92444:					480.24
92445					
04/20/2022	Crestone Eagle Enterprises LLC	8789	4-500510	Advertising	201.00
04/20/2022	Crestone Eagle Enterprises LLC	8789	1-506050	Elections	156.00
Total 92445:					357.00
92446					
04/20/2022	Deluca Gas Company, Inc.	1005156	4-505026	Shop, Yard, Office-Propane	50.00
04/20/2022	Deluca Gas Company, Inc.	U0120226	4-505026	Shop, Yard, Office-Propane	295.69
Total 92446:					345.69
92447					
04/20/2022	Denver Industrial Pumps, Inc.	100333	4-503019	Repair & Maint-Aspen TP	11,216.25
Total 92447:					11,216.25
92448					
04/20/2022	Environmental Leverage, Inc.	9244	4-503019	Repair & Maint-Aspen TP	624.04
Total 92448:					624.04
92449					
04/20/2022	FirstBank	FB-22-03	4-500451	Supplies	83.77
04/20/2022	FirstBank	FB-22-03	4-500550	Meals and Lodging	15.85
04/20/2022	FirstBank	FB-22-03	4-500401	Postage	100.00
04/20/2022	FirstBank	FB-22-03	4-503010	Repairs & Maint - Pump Houses	1,085.28
04/20/2022	FirstBank	FB-22-03	4-500662	Vehicle-Repairs and Maint	181.93
04/20/2022	FirstBank	FB-22-03	4-500460	Utility Billing	3.75
04/20/2022	FirstBank	FB-22-03	4-500550	Meals and Lodging	13.70
04/20/2022	FirstBank	FB-22-03	4-503025	Repair & Maint-Office	91.77
04/20/2022	FirstBank	FB-22-03	4-503022	Repair & Maint-Lift Stations	26.57
04/20/2022	FirstBank	FB-22-03	4-503019	Repair & Maint-Aspen TP	29.05
04/20/2022	FirstBank	FB-22-03	4-503019	Repair & Maint-Aspen TP	72.25
04/20/2022	FirstBank	FB-22-03	4-503001	Repairs & Maint-Water Mains	15.16
04/20/2022	FirstBank	FB-22-03	4-500500	Training and Education	59.67
04/20/2022	FirstBank	FB-22-03	4-500408	Computer Support	14.00

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
04/20/2022	FirstBank	FB-22-03	4-500408	Computer Support	15.00
04/20/2022	FirstBank	FB-22-03	4-500409	Software Maintenance	163.25
04/20/2022	FirstBank	FB-22-03	4-500550	Meals and Lodging	13.73
04/20/2022	FirstBank	FB-22-03	4-505027	Office / Cell Phones	358.30
04/20/2022	FirstBank	FB-22-03	4-500500	Training and Education	117.51
04/20/2022	FirstBank	FB-22-03	4-500500	Training and Education	675.00
04/20/2022	FirstBank	FB-22-03	4-503002	Repairs & Maint-Sewer(Gravity)	46.52
04/20/2022	FirstBank	FB-22-03	4-500662	Vehicle-Repairs and Maint	303.90
04/20/2022	FirstBank	FB-22-03	4-500550	Meals and Lodging	13.52
Total 92449:					3,499.48
92450					
04/20/2022	Freedom Mailing Services, INC	42523	1-506050	Elections	894.26
04/20/2022	Freedom Mailing Services, INC	42621	4-500460	Utility Billing	703.34
Total 92450:					1,597.60
92451					
04/20/2022	Fromm & Company LLC	2022-2	1-506045	Accounting	2,822.50
04/20/2022	Fromm & Company LLC	2022-3	1-506045	Accounting	2,328.00
Total 92451:					5,150.50
92452					
04/20/2022	Grand Junction Pipe/Ferguson W	1290354	4-503019	Repair & Maint-Aspen TP	71.74
04/20/2022	Grand Junction Pipe/Ferguson W	1290354	4-503001	Repairs & Maint-Water Mains	32.18
04/20/2022	Grand Junction Pipe/Ferguson W	1297736	4-503001	Repairs & Maint-Water Mains	179.79
04/20/2022	Grand Junction Pipe/Ferguson W	1302272	4-503331	Retail Water Meter Parts	1,653.50
04/20/2022	Grand Junction Pipe/Ferguson W	1302272	4-503331	Retail Water Meter Parts	273.00
04/20/2022	Grand Junction Pipe/Ferguson W	1303928	4-503331	Retail Water Meter Parts	338.68
04/20/2022	Grand Junction Pipe/Ferguson W	1308979	4-503001	Repairs & Maint-Water Mains	689.17
04/20/2022	Grand Junction Pipe/Ferguson W	1308979	4-503002	Repairs & Maint-Sewer(Gravity)	232.12
Total 92452:					2,924.18
92453					
04/20/2022	Hach Company	12936931	4-503008	Repairs & Maint-Well No. 18	532.61
04/20/2022	Hach Company	12938766	4-503008	Repairs & Maint-Well No. 18	114.24
Total 92453:					646.85
92454					
04/20/2022	Haskins, Kimberli A	HK-22-03	4-120070	Accounts Receivable	80.78
Total 92454:					80.78
92455					
04/20/2022	John Deere Financial	B09599	4-500450	Utility Maintenance Tools	68.97
Total 92455:					68.97
92456					
04/20/2022	Law of the Rockies	LOR-22-03	1-506030	Legal	3,657.50
Total 92456:					3,657.50

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
92457					
04/20/2022	Peregrino, Dora	220322-PER	4-503025	Repair & Maint-Office	120.00
04/20/2022	Peregrino, Dora	220405-PER	4-503025	Repair & Maint-Office	120.00
Total 92457:					240.00
92458					
04/20/2022	Pipestone Equipment, LLC	12583	4-503001	Repairs & Maint-Water Mains	431.21
Total 92458:					431.21
92459					
04/20/2022	Sangre De Cristo Lab, Inc.	23697	4-500250	Testing	60.00
Total 92459:					60.00
92460					
04/20/2022	Skoglund Excavating Inc	4959	4-503001	Repairs & Maint-Water Mains	616.00
04/20/2022	Skoglund Excavating Inc	SE-22-03	4-503032	Repair & Maint - Water Tanks	2,508.00
Total 92460:					3,124.00
92461					
04/20/2022	Teledyne ISCO Inc	S020525604	4-503019	Repair & Maint-Aspen TP	16,754.00
Total 92461:					16,754.00
92462					
04/20/2022	UNCC	222030108	4-500530	Locates	13.00
Total 92462:					13.00
92463					
04/20/2022	Univar Solutions	50129087	4-503310	Waste Water Treat. Chem.	7,594.12
Total 92463:					7,594.12
92464					
04/20/2022	Upper Case Printing, Ink	18074	4-500460	Utility Billing	715.43
04/20/2022	Upper Case Printing, Ink	18087	1-506050	Elections	807.95
04/20/2022	Upper Case Printing, Ink	18104	4-500250	Testing	137.28
Total 92464:					1,660.66
92465					
04/20/2022	US Fish and Wildlife Service	USFW-22-04	4-500100	Raw Water USFSWS	2,931.24
Total 92465:					2,931.24
92466					
04/20/2022	USA BlueBook	929559	4-503001	Repairs & Maint-Water Mains	251.80
04/20/2022	USA BlueBook	929559	4-503019	Repair & Maint-Aspen TP	213.02
Total 92466:					464.82
92467					
04/20/2022	Valley Electric	33512	4-503008	Repairs & Maint-Well No. 18	333.56

Check Issue Date	Payee	Invoice Number	Invoice GL Account	Account Title	Check Amount
04/20/2022	Valley Electric	33546	4-503019	Repair & Maint-Aspen TP	954.95
Total 92467:					1,288.51
92468					
04/20/2022	Wagner Equipment	3A16718	4-503022	Repair & Maint-Lift Stations	1,770.94
Total 92468:					1,770.94
92469					
04/20/2022	WSB Computer Services, Inc.	83419	4-500407	Computers and Media	216.09
Total 92469:					216.09
Grand Totals:					78,936.52