

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
THE BACA GRANDE PROPERTY OWNERS' ASSOCIATION  
TO GRANT AN EASEMENT TO BACA WATER AND SANITATION  
FOR A BULK FILL WATER STATION**

**Recitals**

The Baca Grande Property Owners Association ("Association") is a Colorado nonprofit corporation, duly organized and existing under the laws of the State of Colorado.

A. The Association is governed by a Board of Directors ("BOD") responsible for managing and overseeing its operations.

B. The Baca Grande community is governed by the Amended and Restated Declaration of Covenants, recorded with the Clerk and Recorder's Office for the County of Saguache, Colorado on May 2, 2001, at Reception Number 333256 ("Declaration") and the Amended and Restated Bylaws, dated May 20, 2001 ("Bylaws").

C. The Association has authorized an easement for Baca Water and Sanitation Bulk Water Fill Station.

**Resolution**

NOW, THEREFORE, BE IT RESOLVED,

1. That Effective March 20, 2025, The Baca Grande Association Board of Directors grants permission to the Baca Water and Sanitation District an Easement to bring the Casita Park Mobile Home Estates Well back online to serve as a backup water source and add a bulk water fill station for fire tankers, contractors and individuals.
2. The Association grants an easement that shall be located on the north side of the parking lot 67581 Co Rd T, Crestone, CO 81131, per the attached location map titled Baca Grande 3 mile vicinity Map, attached below.
3. The bulk fill station shall be as described in the Element Engineering, LLC memo of January 9, 2025, titled "Baca Grande Water System Improvements Project Needs Assessment Amendment - Addition of Bulk Fill Water Station", attached below.

**Certification**

The undersigned hereby certify that the foregoing resolution was duly adopted and recorded in the minutes of the meeting of the Board of Directors held on the 20th day of March 2025.

Attested by:



Brad Bechtel  
Treasurer



LeRoy West  
President

**MEMORANDUM**

**TO:** Amy Schultz – Project Manager – Infrastructure Unit - CDPHE  
**FROM:** Element Engineering, LLC.  
**DATE:** January 9<sup>th</sup>, 2025  
**SUBJECT:** Baca Grande Water System Improvements Project Needs Assessment Amendment – Addition of Bulk Fill Water Station

This memorandum serves as an update to the previously approved Project Needs Assessment for the Baca Grande Water System Improvements Project, per the direction of the Engineering Section of CDPHE. The update includes the addition of a bulk fill water station for tanker trucks, RVs, etc. This scope is being added to the previously selected Alternative II – Water Supply and Distribution System Improvements. More information can be found in the “Selected Alternative Summary” Section of this Memorandum.

The proposed location of the fill station is the north side of the parking lot located at 67581 Co Rd T, Crestone, CO 81131. Location maps can be found attached to this memorandum. The fill station will tie into an existing PVC water line that runs to the golf course just west of the proposed fill station location. The fill station will be a prepackaged, 2” bulk fill station with a 250-gpm fill capacity all included in a heated enclosure. It will include a backflow preventer to prevent backflow to the main water supply, flow meter to provide accurate flow measurements for payment, air gap to prevent contamination, and shutoff/isolation valves. It will also have the ability to either top-fill water haul tankers or fill RVs, with an automatic payment system for ease of use. This fill station, including the proper installation of all utilities, excavation, and concrete will add approximately \$175,000 to the project cost.

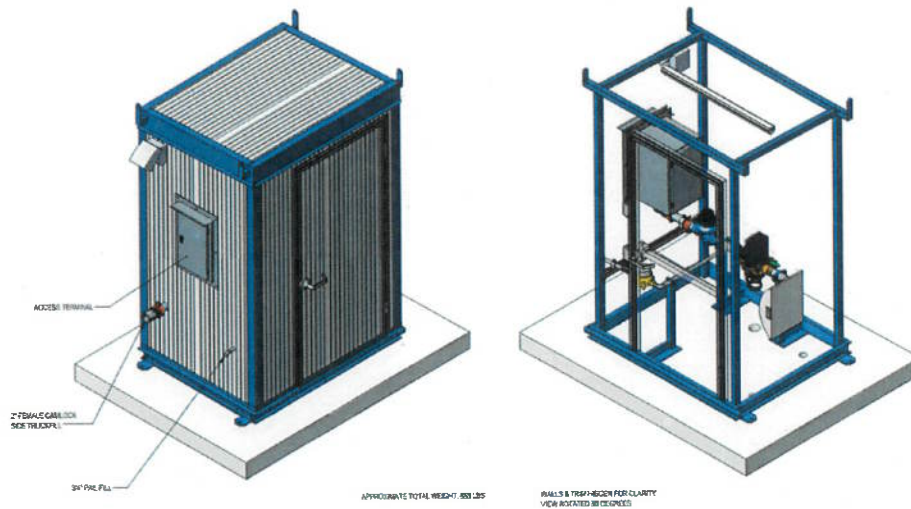


Figure 1. Example Schematic of Proposed Fill Station

**SELECTED ALTERNATIVE SUMMARY – UPDATED WITH FILL STATION ADDITION**

This project proposes Alternative II – Water Supply and Distribution System Improvements as the selected alternative. This alternative will upgrade the WTP booster pumps with two new pumps with a capacity of 450 gpm to match the pumping capacity of the raw water pumps. The proposed project alternative will add another supply source to the system and further improve the distribution system and water supply by bringing the MHE booster station back into operation and replacing its pumps with a new quad-plex pump skid. This improvement will also allow the district to meet the existing peak day and future water demands.

The proposed project alternative is the most feasible and efficient way for the district to improve the supply and distribution system as it will utilize and upgrade existing facilities with new equipment and controls. Moderate increases to the district’s annual operation and maintenance costs are anticipated as a result of the proposed project alternative. These additional costs are necessary for the district to be able to meet the existing and future demands of the service area.

Additional operation and maintenance costs, exhibits, and process flow diagram are included at the end of this attachment. The proposed Baca Grande Water and Sanitation District Water System Improvements Project is summarized as follows:

- Two (2) replacement 450 gpm WTP booster pumps
- Rehabilitated MHE booster station, well and potable storage tank to supply MHE Zone
- New quad-plex pump skid at the MHE booster station that includes:
  - Jockey Pump – 150 gpm at 139 TDH
  - Duty Pumps – 300 gpm at 139 TDH
  - High Service Pump – 1500 gpm at 139 TDH
- MHE booster station interior piping modifications
- MHE booster station building interior modifications
- New MHE booster station controls
- New bulk water fill station

Table 3 Rev. 1 summarizes the total project costs for the proposed project. Detailed cost breakdowns were provided in Table 1 and Table 2 for the selected alternative in the original report.

Table 3 Rev. 1– Total Project Cost Estimate Summary

Project Item	Subtotal
Construction Cost	\$ 980,902
Contingency	\$ 108,370
Design and Engineering	\$ 108,370
Construction Management	\$ 40,295
Legal Services	\$ 20,000
<b>Total Project Cost</b>	<b>\$ 1,257,937</b>

**DEBT REPAYMENT FOR LOAN**

Table 4 Rev. 1 presents the total project cost, total loan amount, yearly loan payment, change to annual operations and maintenance, and overall annual cost to support the proposed project. The loan repayment assumes the district is awarded a CDHPE Design and Engineering grant for the design and engineering costs for the total project. Costs to cover short lived assets of the new booster pumps and MHE booster station pumps were included in the estimated O&M costs as an equipment reserve. This project is proposed to be funded through a 30-year CDPHE State Revolving Fund (SRF) loan at an assumed 3.5% interest rate.

Table 4 Rev. 1 – Loan Repayment

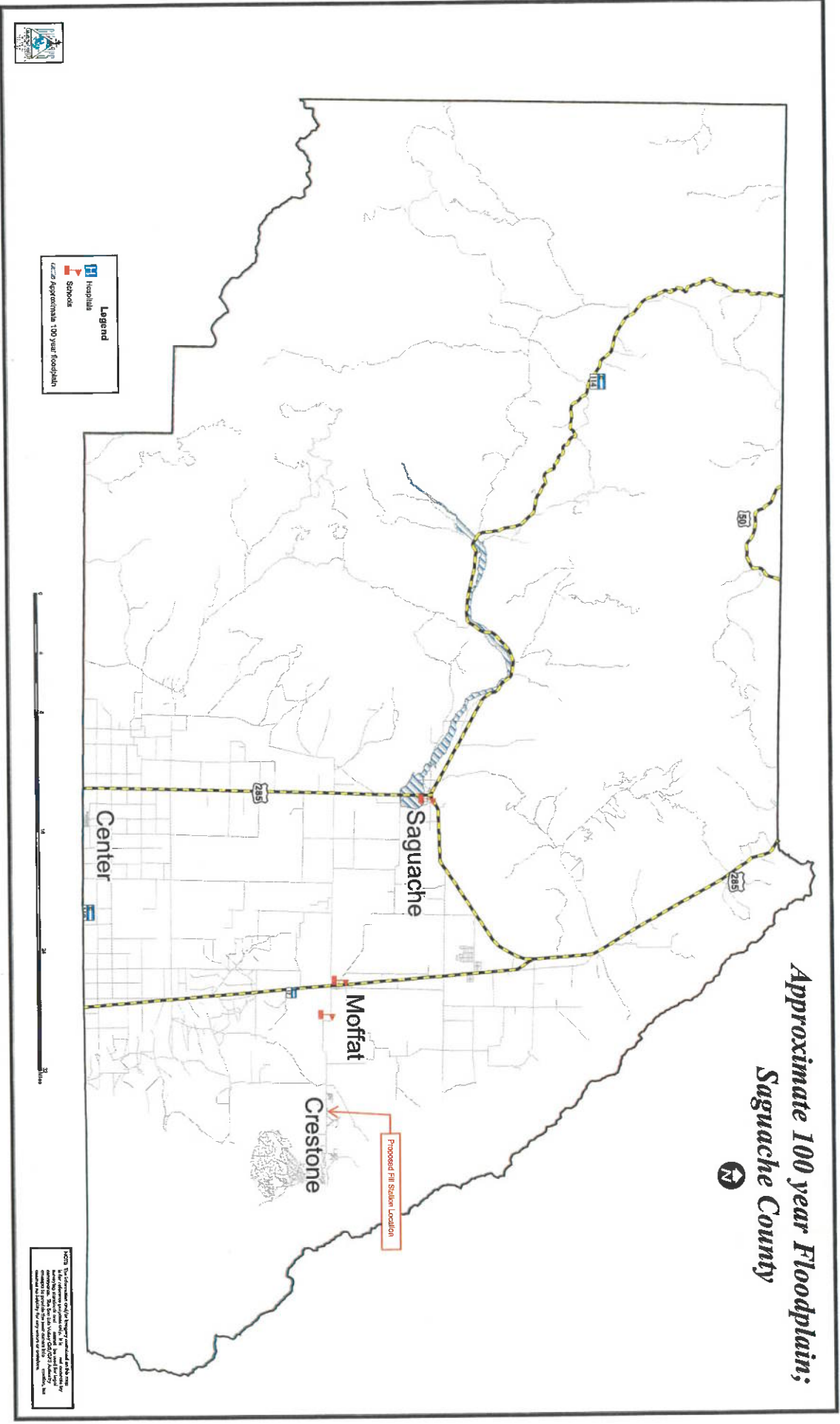
Total Project Cost	D & E Grant	SRF Loan	Yearly Loan Payment <sup>1</sup>	Additional Annual O&M	Total Project Yearly Cost	Total Monthly Cost
\$ 1,257,937	\$ 108,370	\$ 1,149,567	\$ 62,503	\$ 33,503	\$ 96,007	\$ 8,001
<sup>1</sup> Assumes 30 year loan term and 3.5% interest						

The district charges customers a base fee as well as a service connection fee. This PNA assumes that the additional revenue required for the repayment of the loan will be applied to only the base fee, as has been agreed upon by the district. Table 5 Rev. 1 presents the existing base user rate, the required increase, and the updated total proposed base user rate to support this project.

Table 5 Rev. 1– Proposed User Rate

Existing Base User Rate	Proposed Increase to User Rate <sup>1</sup>	Proposed Total Base User Rate
\$ 48.13	\$ 10.32	\$ 58.45
<sup>1</sup> Assume 775 Active Water Services		

# Approximate 100 year Floodplain; Saguache County

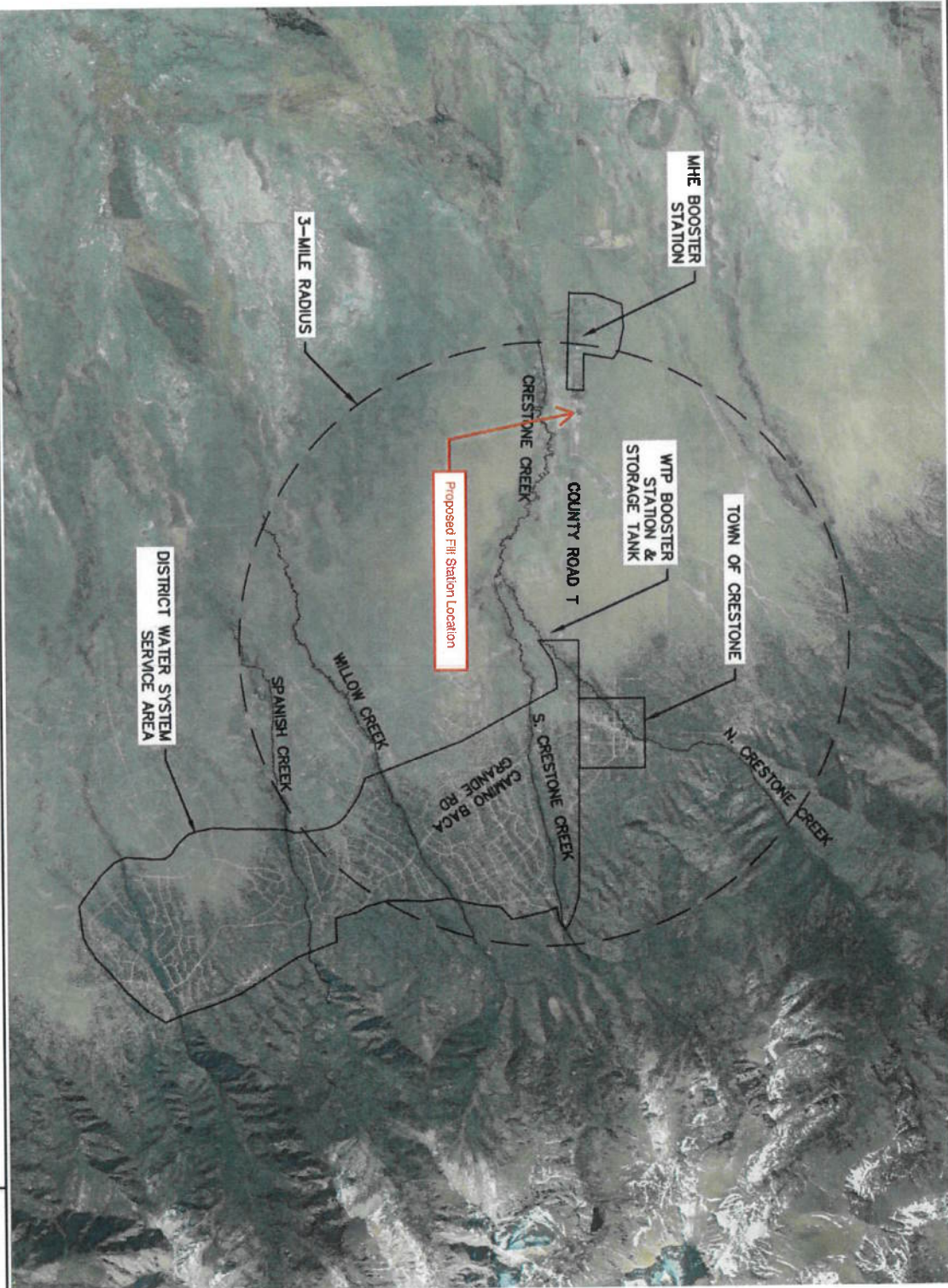


**Legend**

- Hospital
- Seaside
- Approximate 100 year floodplain



Map prepared by the Saguache County Planning Department, 2011. All rights reserved. No warranty is made for the accuracy of the information presented. The user assumes all liability for any use of the information presented.



**BACA GRANDE 3-MILE VICINITY MAP**



**ELEMENT**  
ENGINEERING LLC

12687 W. CEDAR DRIVE, SUITE 300  
LAKEWOOD, CO 80228  
720.749.4165  
WWW.ELEMENTENGINEERING.NET

DATE  
**MAY 2023**

JOB NUMBER  
**0098.0011**

SCALE  
**1" = 1 MI.**



FILL STATION LOCATION

COUNTY ROAD T

Challenger Golf Club