Administrative Monthly Report

August 20, 2025

Board of Directors Meeting

UTILITY BILLING ACTIVITY FOR THE MONTH OF JULY 2025		
Customer Utility Billing		
Billing Category	**Number of Accts**	**Amount Billed**
Usage Customers Billed - SEWER	856	$41,668.96
Usage Customers Billed - WATER	879	$67,818.73
ON/OFF Service	4	$100.00
LATE FEE	43	$860.00
AOS LATE FEE	333	$6,660.00
TRANSFER	15	$5,250.00
CONSOLIDATIONS	10	$11,500
NSF	2	$60.00
Water & Sewer Hook UP	1	$6,660.00
Water & Sewer Hook UP Refund	1	-$3,000.00

JULY - XPRESS BILL PAY TRANSACTION AND CHARGES ACTIVITY

Product / Service Description	Qty	Unit Price	Line Total
EFT Web Transactions	277	$0.74	$204.98
EFT Return Item Basic	1	$7.00	$7.00
Credit/Debit Card Web Transactions	499	$0.74	$369.26
Online Banking - Bank Bill Pay Transactions	22	$0.25	$5.50
Lock Box Service Transactions	137	$0.74	$101.38
Toll Free Operator Assisted Transactions	6	$2.00	$12.00
Toll Free IVR Transactions	15	$1.25	$18.75
Maintenance & Support	1	$100.00	$100.00
Account Maintenance Fee	1	$29.00	$29.00
Post Office Box – Annual Fee	1	$410.00	$410.00

Town of Crestone Sewer 2025

Town of Crestone Sewer Billing - 2025

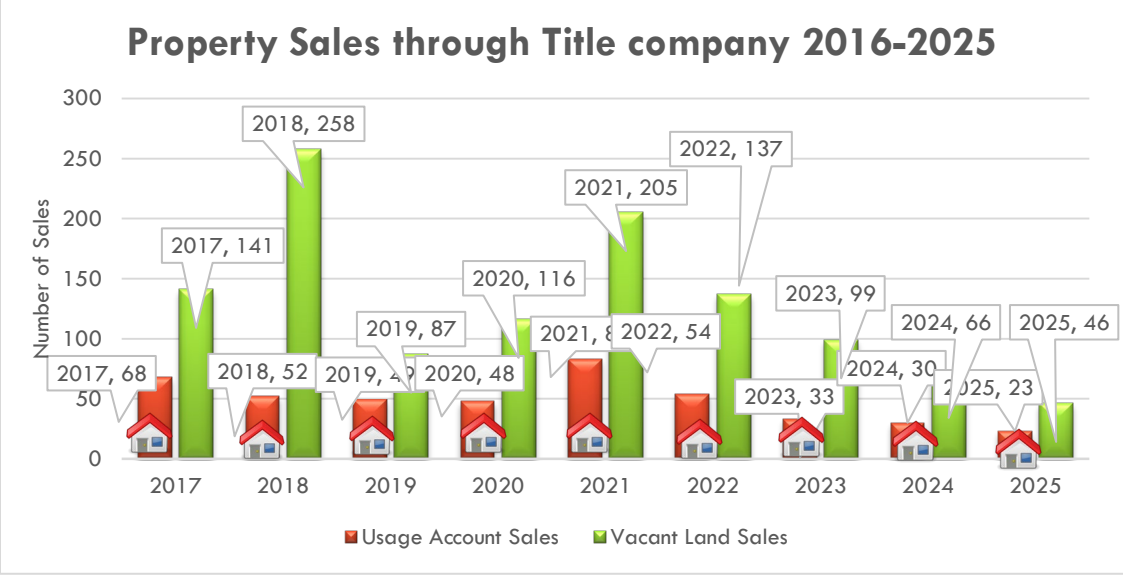
Date	Monthly Total	Monthly Flow	Flow Charges	Average Daily BOD	Monthly BOD	BOD Charges	Paid	Balance Due
January	432,940	3,420,226.00	3,420.23	41	1230	1,218.93	Check 14463	$4,639.16-02/28/2025
February	609,575	5,077,759.75	5,077.76	98	2842	2,984.10	Check 14507	$8,061.86-03/31/2025
March	485,072	4,040,649.76	4,040.65	48	1584	1,663.20	Check 14535	$5,7803.85-04/30/2025
April	398,701	3,321,181.11	3,321.18	45	1305	1,370.25	Check 14550	$4,691.43-05/31/2025
May	420,128	3,499,666.24	3,499.67	34	1020	1,071.00	Check 14590	$4,570.67-06/30/2025
June	486,208	4,050.112.64	4,050.11	78	2496	2,620.80	Check 14612	$6,670.91-07/31/2025
July	389,243	3,242,394.19	3,242.39	51	1530	1,606.50		
August								
September								
October								
November								
December								
2025 Totals	**3,221,867**		**26,651.99**	**395**	**12007**	**12,534.78**		

Rate per 1,000 Gallons of Flow: $7.900 / 1,000 gallons
Rate per Pound of BOD: $0.991 / pounds BOD

New Rate Effective February 1st, 2025:

$8.33 – per 1,000 gallons of flow
$1.05 – per pound of Biochemical Oxygen Demand (BOD)

July - 2025- Property Sales: 4 - Homes, 10- Lots



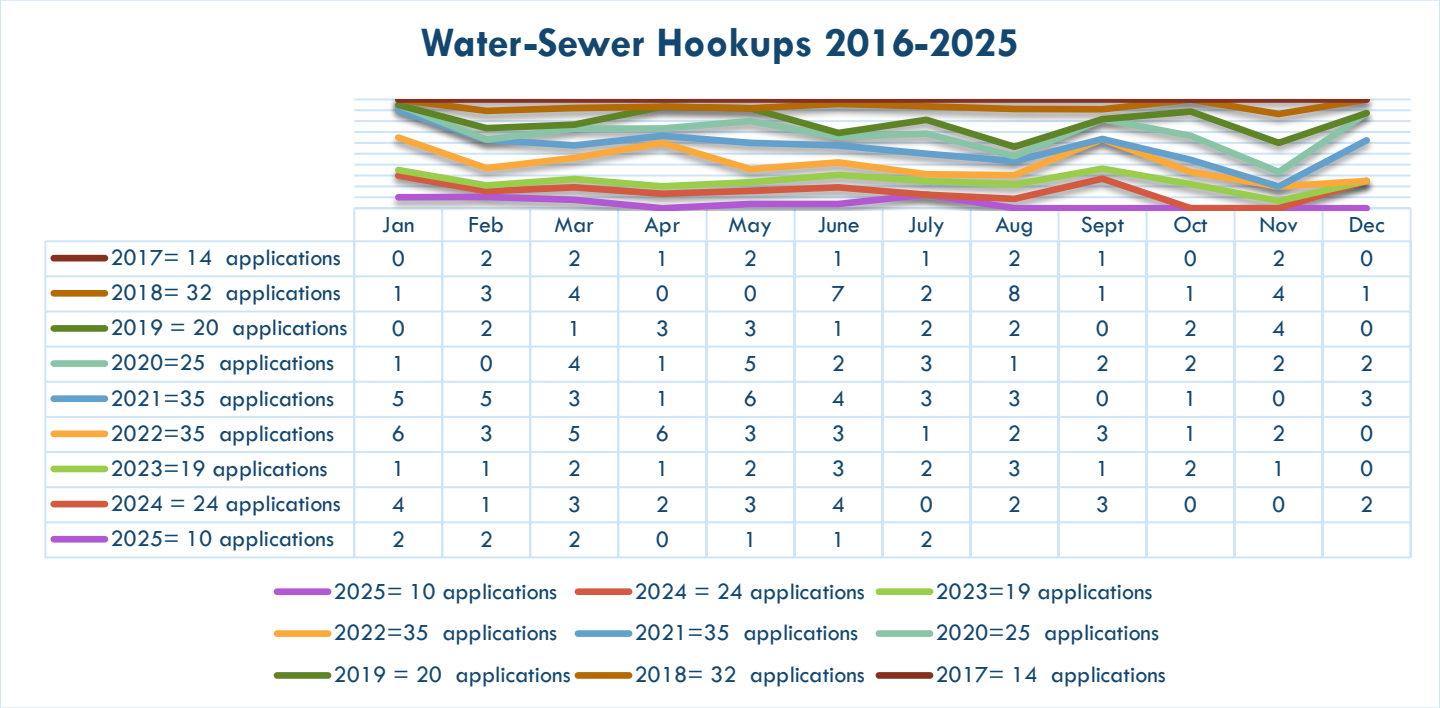
July- 2025– Other Sales Statistic Including Name Changes Only

Prepared by Greg Hess

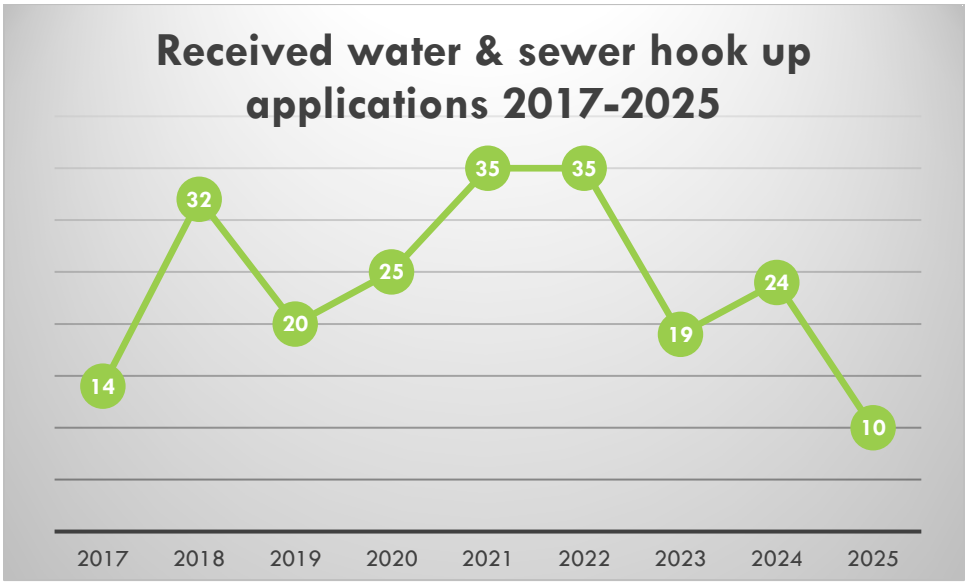
Type	Vacant Lot	House	Total Charges
Quit Claim Deed	1	0	$350.00
Warranty Deed	0	0	$0.00
Treasurer's Deed	0	0	$0.00
Bargain & Sale Deed	0	0	$0.00
Special Warranty Deed	0	0	$0.00
Treasurer's Deed	0	0	$0.00
			Total: $350.00

2017- 2025- Water and Sewer Hook up Applications

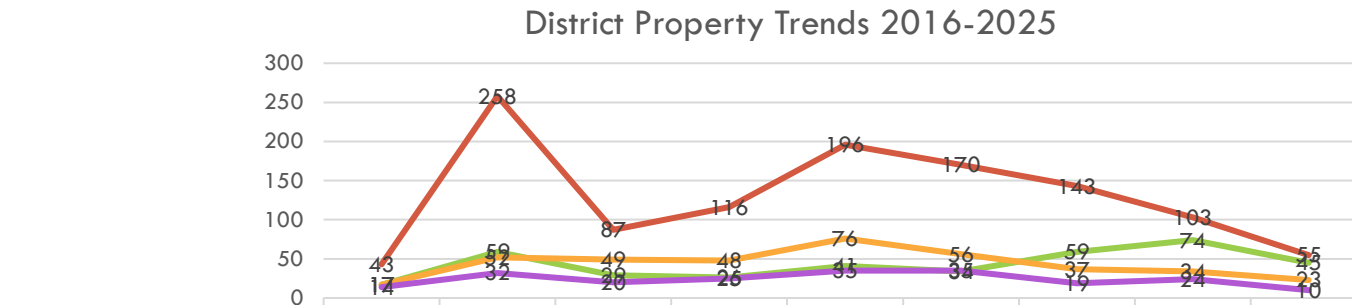
2 - Application (s) received in July, – 10 Total application (s) received in 2025



	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2017= 14 applications	0	2	2	1	2	1	1	2	1	0	2	0
2018= 32 applications	1	3	4	0	0	7	2	8	1	1	4	1
2019 = 20 applications	0	2	1	3	3	1	2	2	0	2	4	0
2020=25 applications	1	0	4	1	5	2	3	1	2	2	2	2
2021=35 applications	5	5	3	1	6	4	3	3	0	1	0	3
2022=35 applications	6	3	5	6	3	3	1	2	3	1	2	0
2023=19 applications	1	1	2	1	2	3	2	3	1	2	1	0
2024 = 24 applications	4	1	3	2	3	4	0	2	3	0	0	2
2025= 10 applications	2	2	2	0	1	1	2					



2016-2025 PROPERTY TRENDS



	2017	2018	2019	2020	2021	2022	2023	2024	2025
Consolidations Approved	17	59	29	26	41	34	59	74	45
Usage Account Sales	17	52	49	48	76	56	37	34	23
Vacant Land Sales	43	258	87	116	196	170	143	103	55
W/S Hookup Applications	14	32	20	25	35	35	19	24	10

Consolidations Approved Usage Account Sales Vacant Land Sales W/S Hookup Applications

ADMINISTRATIVE UPDATES

- Applied for and received a fuel tax certificate. District received credit for state gasoline fuel tax fees.
- Summer newsletter issued; posted on the website and distributed via XBP email blast.
- Applied for and received the SIPA Accessibility Grant.
- Submitted application for the Saguache County Fall 2025 Sales Tax Grant.

2025 Certification of Delinquent Accounts

- Certification letters to be sent via certified USPS mail on August 28, 2025.
- Public hearing scheduled for October 15, 2025.

2025 Consolidations

- Board of County Commissioners approved 19 consolidation requests involving 45 lots.

Caselle Annual Conference

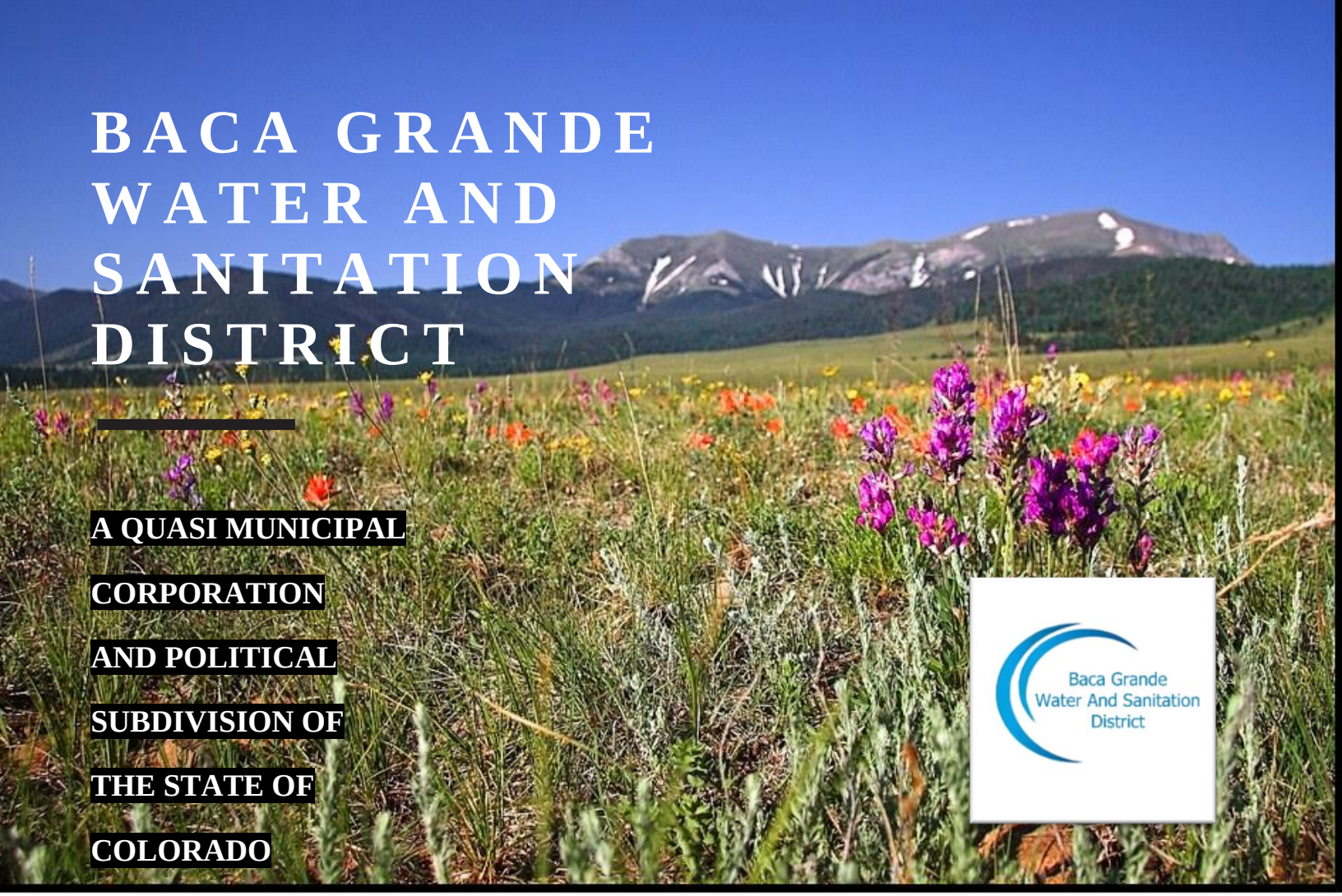
- Greg Hess registered to attend, October 6–8, 2025.

SDA Annual Conference

- Scheduled for September 16–18, 2025, in Keystone.
- District Manager and Administrative Services Manager will attend.

AOS Billing

- Completed late fee billing on July 16, 2025.



BACA GRANDE WATER AND SANITATION DISTRICT

A QUASI MUNICIPAL CORPORATION AND POLITICAL SUBDIVISION OF THE STATE OF COLORADO

Welcome

At BGWSD, our mission is to provide high-quality, reliable, and sustainable water and wastewater services while protecting the environment and reducing our carbon footprint.

Welcome to the Summer 2025 edition of our newsletter!

Inside, you'll find updates on District projects, service tips, and community news to help you stay informed and connected.

Office Hours: Monday–Thursday, 8:00 AM–5:30 PM

Closed for lunch: 12:00-1:00 PM

Summer / 2025 / ISSUE 6

IN THIS ISSUE

Updates on current and upcoming District projects

Emergency generator

Water/Sewer hookup FAQ

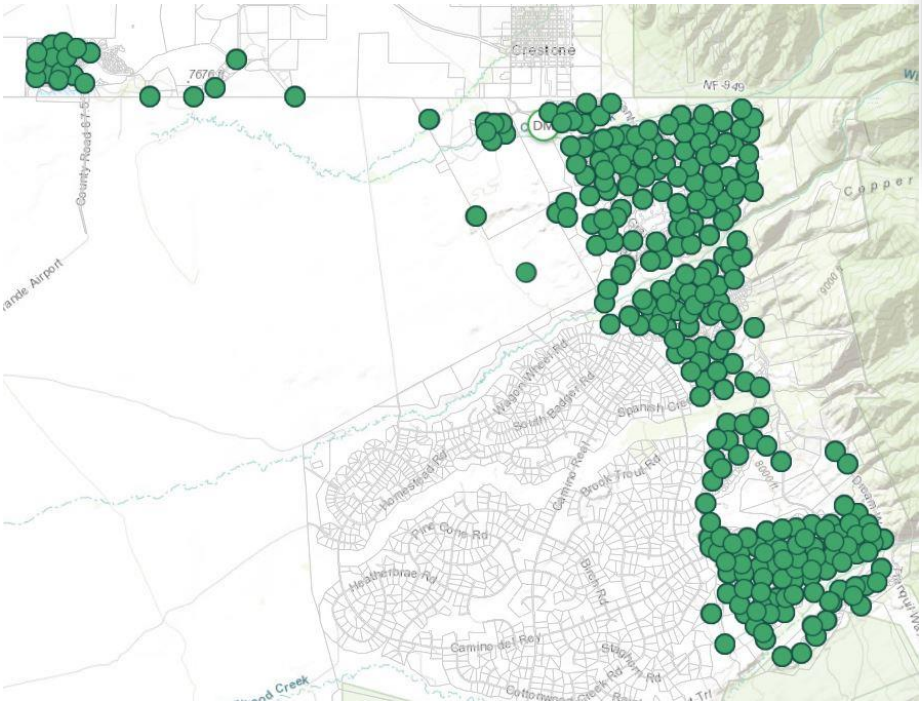
USFW Agreement

57 Baca Grant Way PO Box 520 Crestone, Colorado 81131 **719.256.4310** info@bacawater.com www.bacawater.com

Fire Hydrant Maintenance

This summer, our seasonal crew is hard at work maintaining the District's 277 fire hydrants throughout the Mobile Home Estates and Chalet areas. Regular maintenance ensures hydrants are ready for emergencies and helps to maintain the safety and reliability of our entire water system.

A big thank you to our seasonal team for their dedication and hard work in supporting the public safety and the continued integrity of our infrastructure.



USFW Water Purchase Agreement Extended

The Board has approved a second extension to the amended water purchase agreement with the U.S. Fish & Wildlife Service (USFW). This extension maintains the significantly reduced rate of $75.00 per acre-foot through May 31, 2026, or until a new long-term agreement is finalized.

For perspective, without this amendment, the District would have been paying approximately $244 per acre-foot. The original amendment, negotiated in 2023, helped secure this lower rate — providing major cost savings for the District and its customers.

Stay Informed: Attend a Board Meeting

Our Board of Directors meets monthly to discuss District projects, financials, infrastructure planning, and service operations. These meetings are open to the public, and your presence helps us maintain transparency and build stronger community partnerships.

When & Where
3rd Wednesday of every month at 9:00 AM

In person: 57 Baca Grant Way S., Crestone, CO 81131

Or join remotely via Zoom (Details at www.bacawater.com)

Get Meeting Notices by Email:
Want agendas delivered straight to your inbox? Email us at **info@bacawater.com** to join our meeting distribution list.

Backup Power for Critical Infrastructure

Earlier this summer, the District secured a free 600kW diesel generator thanks to a classified ad posted by the City of Greeley through the Colorado Rural Water Association. A new generator of this size typically costs between $65,000 and $90,000, making this a valuable addition to the District's operational capabilities.

Our operations team quickly got to work - preparing the site, pouring a concrete pad, and coordinating delivery and installation. The generator and a fuel tank were successfully delivered on July 10, 2025. This equipment will provide essential backup power to the wastewater treatment plant and support District infrastructure during outages or emergencies.

Ongoing Projects

The District's Operations team has been hard at work on several projects to maintain and improve our water and wastewater systems:

Valve Maintenance: Crews are currently inspecting and exercising valves throughout the system to ensure proper operation and reliability.

Collection System Cleaning and Inspections: Our operations team performs routine cleaning and camera inspections of the wastewater collection system. These efforts help to prevent blockages and identify any areas needing repair. The District has 65 miles of distribution system and 45 miles of collection system designed to provide 2360 lots with water and sewer service.

Grounds Maintenance and Weed Control: Staff continue with seasonal grounds maintenance, including weed control around District facilities.

Water Tank Inspection: We recently completed the inspection and cleaning of the Moonlight water storage tank. This work was completed by professional divers from Overland Diving Services, LLC, a company that specializes in potable water tank inspections and maintenance.

Leak Detection: Ongoing leak detection efforts help us identify and address water losses early on, thereby conserving resources and protecting infrastructure.

Water Usage

During the warmer months some customers may see an increase in their water usage due to watering/irrigating gardens, lawns, landscaping, etc. When increasing water usage please bear in mind the water tiered rates:

4,000 – 10,000 gallons is billed at a rate of $2.84 per 1,000 gal., and over 10,000 gallons is billed at a rate of $5.67 per 1,000 gallons.

The base rate of $88.86 is charged for water usage: from 0 – 4,000 gallons.

Happy Horticulture!

Meet the BGWSD Team	
Board of Directors	**District Staff**
Vivia Lawson President	**Diego Martinez** District Manager
Rick Hart Vice President	**Chad Tate** Director of Utilities
Mike Smith Treasurer	**Natalie DeBon** Administrative Services Manager
Mike Plotnick Secretary	**Johnann McKee** Administrative Assistant
David Karas Member at Large	**Greg Hess** Administrative Utility Assistant
	Roan Tikla Blankenship Administrative Assistant
	Bryan Howard Utility Maintenance Operator
	Mark Elliott Utility Maintenance Operator
	Cooper Goodhart Utility Maintenance Operator
	Tim Allen Utility Maintenance Operator
	Jim Vanderpool Utility Maintenance Operator

We're committed to transparency, accountability, and exceptional service - and we're glad to have you as a valued member of the Baca Grande community.

Water/Sewer Hookup FAQs (regular residential ¾ meter)

1. Vacant lots must have full availability of service (AOS) to be eligible for water/sewer hookup (please call our office to confirm AOS status).

2. Tap fee rate is currently $10,000.00 (separate from the water/sewer hookup fee).

3. Water/sewer hookup fee is currently $3,100.00 which covers the cost of materials—such as meters, meter pits, PRVs, curb stop and other associated parts—as well as a portion of operational labor.

4. Any changes made to the water/sewer hookup application after it has been submitted could incur a $25.00 application adjustment fee.

5. If water/sewer hookup is not complete within 18 months of the permit issuance, a 6 month extension can be requested at a rate of $250.00. Alternatively the water/sewer hookup application can be cancelled for a full refund less a $50.00 cancellation fee.

6. Once the water/sewer hookup process is completed the customer account changes from vacant to usage and, from this point on, the base rate is charged each month. The current base rate ($88.86) is charged for water usage from 0 to 4,000 gallons even when the water is turned off and/or no water is used.